



**FLORIDA  
BUILDING  
COMMISSION**

"STRONGER CODES THROUGH SCIENCE AND CONSENSUS"



**FACILITATOR'S SUMMARY REPORT OF THE  
JUNE 10, 2025 FLORIDA BUILDING COMMISSION  
WEB AND TELECONFERENCE-BASED VIRTUAL MEETING**

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



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# FLORIDA BUILDING COMMISSION

## JUNE 10, 2025 FACILITATOR'S MEETING SUMMARY REPORT

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*Florida Peninsula – From Space*



# FLORIDA BUILDING COMMISSION

## JUNE 10, 2025 FACILITATOR'S MEETING SUMMARY REPORT



**FLORIDA  
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## OVERVIEW OF COMMISSION'S KEY ACTIONS AND DECISIONS TUESDAY, JUNE 10, 2025

### I. PLENARY SESSION SUMMARY AND OVERVIEW

The Commission conducted their June 10, 2025, Plenary Session as a web and teleconference-based virtual meeting. At the June meeting the Commission considered and decided on Chair's issues and recommendations, Executive Director's announcements and discussions, applications for product and entity approvals, applications for accreditor and course approvals, application(s) for waiver(s) from accessibility requirements, a legal report, petition(s) for declaratory statement(s), and recommendations from the Commission's various committees and workgroups. Specific actions included voting unanimously to: **1)** Approve the Draft Final Report Regarding the Survey of Building Damage from Hurricane Helene and Hurricane Milton; **2)** Approve the updated Workplan and Schedule for the Adopted 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)** Approve the Research Workplan for Fiscal Year 2025-2026; **5)** Approve funding two (2) research projects for fiscal year 2025 – 2026 based on the HRAC's recommended priority order, and to charge staff with contracting, administering and overseeing the research, and negotiating scoping and funding levels as appropriate; and **6)** Approve the 2025 – 2026 Annual Regulatory Plan as presented, and to authorize publication of the Plan by DBPR.

*(Attachment 1 – Meeting Evaluation Results)*

### II. CHAIR'S WELCOME

Chairman Bourré welcomed the Commission, DBPR staff, and the public to the June 10, 2025 web and teleconference-based virtual plenary session of the Florida Building Commission.

The Chair noted that the primary purpose of the June meeting was to consider and decide on regular procedural matters, updates, briefings, product and education course approvals, accessibility waivers, petitions for declaratory statements, and committee reports, and to decide on research projects for fiscal year 2025-2026 funding.

The Chair noted, that as always the Commission would provide an opportunity for public comment on each of the Commission's substantive discussion topics. Chairman Bourré expressed that if a member of the public wishes to comment on a specific substantive Commission agenda item, they should wait until the facilitator requests public comment at the appropriate times during the meeting.

The Chair noted that public input is welcome, but should be offered before the Commission begins discussion and/or there is a motion on the floor.

### **III. COMMISSION ATTENDANCE**

The following Commissioners participated in the June 10, 2025 meeting:

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

(14 of the 14 seated Commissioners attended – 100%).

*Absent Commissioners:*

None.

### **DBPR STAFF PARTICIPATING**

Alan Burke, Sabrina Evans, Jim Hammers, Mo Madani, Marlita Peters, and Justin Vogel.

### **MEETING FACILITATION**

Meetings are facilitated, and meeting reports prepared by Jeff Blair from Facilitated Solutions, LLC. Information at: <http://facilitatedsolutions.org>.



### **PROJECT WEBPAGE**

Information on the Florida Building Commission project, including agenda packets, meeting reports, and related documents may be found at the Commission Webpage. Located at the following URL: <http://floridabuilding.org/c/default.aspx>

### **IV. AGENDA REVIEW AND APPROVAL**

Following are the key agenda items approved for consideration:

- To Approve Regular Procedural Topics (Agenda and Minutes);
- To Review and Approve a Draft Final Report Regarding Survey of Building Damage from Hurricane Helene and Hurricane Milton;
- To Consider and Decide on Chair's Discussion Issues and Recommendations;
- To Consider/Decide on Executive Director Announcements and Discussions;
- To Receive an Update and Approve the Updated Florida Building Code, 8<sup>th</sup> Edition (2023), and 9<sup>th</sup> Edition (2026), Workplans;
- To Consider/Decide on FY 2025-2026 Research Project Workplan and Research Projects for Funding;
- To Consider/Decide on Applications for Product Approval and Entity Approval;
- To Consider/Decide on Applications for Accreditor and Course Approval;
- To Consider/Decide on Application(s) for Waiver(s) from Accessibility Requirements;
- To Receive a Legal Report Briefing;

- To Receive a Briefing on Ethics, Conflict of Interest, and Sunshine Law Requirements Applicable to Commissioners and TAC members.
- To Consider/Decide on Petition(s) for Declaratory Statement(s);
- To Receive/Accept Committee and Workgroup Reports and Recommendations;
- To Hear Public Comment; and
- To Review Next Steps, Assignments, and Any Agenda Items for Next Meeting (August 12, 2025, web and teleconference-based virtual meeting).

***Commission Action:***

**MOTION** – The Commission voted unanimously, 13 - 0 in favor, to approve the agenda for the June 10, 2025, meeting as presented and posted.

**Amendment:** None.

*(Attachment 2 – June 10, 2025 Commission Agenda)*

## **V. APPROVAL OF THE APRIL 15, 2025 MEETING MINUTES AND FACILITATOR’S SUMMARY REPORT**

Chairman Bourré inquired whether there were any corrections or additions to the posted April 15, 2025, Meeting Minutes and/or Facilitator’s Summary Report that were posted electronically in advance of the meeting. There were no amendments offered, and the Commission took the following action:

***Commission Action:***

**MOTION** – The Commission voted unanimously, 13 - 0 in favor, to approve the, April 15, 2025, Meeting Minutes and Facilitator’s Summary Report as posted/presented.

## **VI. SURVEY OF BUILDING DAMAGE FROM HURRICANES HELENE AND MILTON DRAFT FINAL REPORT APPROVAL**

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

## Summary Outcomes from Coastal Hazards – Hurricane Helene and Hurricane Milton

- No post-FBC structure (out of 43) had significant structural damage to load path .
- No FBC-built structures suffered more than Moderate damage.
- No post-FBC structure (out of 78) *collapsed, partially collapsed or shifted off its foundation*.
- No structure built to 2017 FBC suffered significant damage (despite higher surge inundation).
- 44% of pre-FBC homes were destroyed, most swept off their foundation.
- Several pre-2017 FBC structures sustained *significant non-structural damage* due to water inundation and loss of wall cladding or roof cover.

## Conclusions and Recommended Study

- **Future risk scenarios:** freeboard - the most significant predictor of performance. Communities can estimate future inundation losses knowing the average LHSM, and code-era of their structures.
- **Nailing studies for transient loads:** Tornadic loading caused structural damage to newer houses – pull through nail failure of sheathing.
- **Roof Component testing:** Do *Rapid Load Onset* loading of tornadoes diminishes the success of ring shank nails in wood sheathed roofs? (propose use of University of Florida’s HAPLA Devices for study).

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, 14 – 0 in favor, to approve the Draft Final Report Regarding the Survey of Building Damage from Hurricane Helene and Hurricane Milton.

*\* The Draft Final Report is available on the BCIS.*

## VII. CHAIR’S DISCUSSION ISSUES AND RECOMMENDATIONS

Chairman Bourré reported as follows:

### **A) Appointment(s)**

#### **Fire TAC**

The Chair appointed Bryan Parks to replace Doug Carter who rolled-off of the Fire TAC. The Chair thanked Bryan for agreeing to serve, and Doug for his service to the citizens of Florida.

#### **Hurricane Research Advisory Committee (HRAC)**

The Chair appointed Michelle Hunt to replace Mark Mikkelsen who recently retired and rolled-off of the HRAC. The Chair thanked Michelle for agreeing to serve, and Mark for his service to the citizens of Florida.

#### **Roofing TAC**

The Chair appointed Manny Oyola to replace Burt Logan who rolled-off of the Roofing TAC. The Chair thanked Manny for agreeing to serve, and Burt for his service to the citizens of Florida.

#### **Structural TAC**

The Chair appointed Kathy Harkema to replace Jason Seals who rolled-off of the Structural TAC. The Chair thanked Kathy for agreeing to serve, and Jason for his service to the citizens of Florida.

## **B) Updated Commission Milestones**

The Chair reminded participants that the Updated Commission Milestones document (updated as of April 15, 2025) is linked to the June 10, 2025, FBC Agenda on the BCIS.

## **VIII. EXECUTIVE DIRECTOR'S ANNOUNCEMENTS AND DISCUSSIONS**

Alan Burke, Executive Director, reported as follows:

### **A) Legislative Update**

#### **Bills Impacting Commission – Enrolled 2025 Legislative Session**

##### **Proposed Implementation with Draft Code Language**

#### **1) HB 551 – Fire Prevention**

**Summary:** The bill amends section 553.7932, F.S., to clarify certain aspects of the simplified permitting process for a fire alarm system project and a fire sprinkler system project which includes establishing a specific timeframe for issuing a permit and conducting an inspection, and requiring local enforcement agencies to establish a simplified permitting process by October 1, 2025.

**Implementation:** The Florida Building Commission will need to amend section 105.3.1.2 of the 8<sup>th</sup> Edition (2023) Florida Building Code, Building to reflect the bill's code related changes.

**Bill Effective Date:** July 1, 2025.

#### **2) HB 683 – Construction Regulations**

**Summary:** Provides exemption from Florida Building Code to systems or equipment located within spaceport territory which is used for specified purposes; specifies that only one interior support rail in an elevator must be continuous and at least 42 inches long; prohibits local governments from requiring copies of contracts & certain associated documents for issuance of building permits or as requirement for submitting building permit applications.

**Implementation:** The Florida Building Commission will need to amend sections 105.3.8, 3009.2, and 102.2 of the 8<sup>th</sup> Edition (2023) Florida Building Code, Building to reflect the bill's code related changes.

**Bill Effective Date:** July 1, 2025.

#### **3) HB 913 – Condominium and Cooperative Associations**

**Summary:** Requires that the division (DBPR) shall adopt by rule the form for the structural integrity reserve study in coordination with the Florida Building Commission.

The bill amends paragraph (a) of subsection (3) of Section 553.899, F.S., to limit the application of milestone inspection requirements to a building that is three habitable stories or more in height.

**Implementation:** The Florida Building Commission is required to amend chapter 18 of the 8<sup>th</sup> Edition (2023) Florida Building Code, Existing Building to reflect the bill's code related changes.

**Bill Effective Date:** July 1, 2025.

#### **4) SB 180 – Regulation of Hoisting Equipment Used in Construction, Demolition, or Excavation During a Hurricane – “Emergencies”**

**Summary:** The bill adds provisions relating to the regulation of hoisting equipment during a hurricane. Adds Section 489.1132, F.S. as a new section (Regulation of Hoisting Equipment Used in Construction, Demolition, or Excavation During a Hurricane) to provide specific provisions regarding hoisting equipment used in construction, demolition, or excavation work during a hurricane. In part the bill requires that the Commission establish best practices for the utilization of tower cranes and



hoisting equipment on construction job sites during hurricane season and report its findings to the Legislature by December 31, 2026. In addition, the bill revises the definition for “Renovated building” requiring a building to meet the energy efficiency requirements when the renovation exceed 75 percent of the fair market value of the building before the natural disaster.

**Implementation:** The Florida Building Commission would need to amend Chapter 2, Definitions, of the 8<sup>th</sup> Edition (2023) Florida Building Code, Energy Conservation to reflect the bill’s code related changes.

**Bill Effective Date:** Upon becoming law.

#### **5) HB 1137 – Utility Service Restrictions**

**Summary:** Prohibits rural electric cooperatives, boards, agencies, commissions, and any authority of any county, municipal corporation, or political subdivision from restricting or prohibiting fuel sources and appliances used to provide energy to consumers; revises retroactive applicability; generally prohibits the Florida Building Commission and State Fire Marshal from prohibiting or requiring the installation of materials to facilitate the use of more than one fuel type or source. This provision will not be included in the Florida Building Code.

#### **B) Future Commission Meeting Dates**

Alan Burke, Executive Director, reported that the Commission’s next meeting will be on August 12, 2025, and will be conducted as a web and teleconference-based virtual meeting. Following are the dates for the remaining regular bimonthly Commission meetings scheduled for 2025:

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

### **IX. 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 the Adopted 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, 14 – 0 in favor, to approve the updated Workplan and Schedule for the Adopted 8<sup>th</sup> Edition (2023), Florida Building Code.

*(Attachment 5 – Approved 8<sup>th</sup> Edition 2023 Workplan Update)*

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

Mo Madani provided the Commission with an Updated Workplan for development of the 2026 Code Update Process – 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, 14 – 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)*

**C) RESEARCH PROJECT ASSIGNMENTS SUMMARY**

Mo Madani provided the Commission with a summary of legislative research project assignments, and answered member questions. Following is the summary:

**HB 913 – Condominium and Cooperative Associations**

**Summary:** Requires that the division (DBPR) shall adopt by rule the form for the structural integrity reserve study in coordination with the Florida Building Commission.

**SB 180 – Section 489.1132, F.S. Regulation of Hoisting Equipment Used in Construction, Demolition, or Excavation During a Hurricane.**

s. 489.1132 4) The Florida Building Commission shall establish best practices for the utilization of tower cranes and hoisting equipment on construction job sites during hurricane season and report its findings to the Legislature by December 31, 2026.

**Note:** The Florida Building Commission would need to appoint a workgroup and hire a group of experts to research and assist with the development of minimum criteria/standards for best practice for the utilization of tower cranes and hoisting equipment on construction job site during hurricane season. This will involve assembling a project team of experts consisting of individuals/entities with extensive experience in the design and construction of tower cranes and hoisting equipment. The project team will review existing design and construction standards for tower cranes and hoisting equipment and provide specific recommendations for review and consideration by the appointed workgroup. The estimated cost for this research project and report is ~\$100,000.

**X. RESEARCH PROJECTS FOR FISCAL YEAR 2025 – 2026 FUNDING APPROVAL**

Chairman Bourré reported that the Commission has been funding hurricane resistance research based on legislatively approved spending authority since the formation of the Commission’s Hurricane Research Advisory Committee in January of 2005. In August of 2013 the Commission voted to expand the funding of research projects to topics beyond the scope of hurricane resistance research and to fund research into other Code related topical areas, and then in April of 2019 the Commission decided to limit funding to hurricane resistant research based on the frequency and intensity of recent hurricanes.

The Hurricane Research Advisory Committee reviewed research project proposals during its May 23, 2025 meeting, and prioritized the proposed research projects for Commission consideration and funding.

The research projects that met the criteria for funding and provided a scope of work will be funded in prioritized order based on the amount of funding available for the fiscal year. If additional funds become available during the fiscal year the next priority level project or projects will be funded with staff contracting, administering and overseeing the research, and negotiating scoping and funding levels as appropriate.

The HRAC prioritized the research projects (2) submitted for evaluation and recommended that the following research projects relevant to hurricane resistant research be funded for fiscal year 2025 – 2026 based on available funds in the following order (Priorities 1-2):

**Research Project Priority #1 [Scored 8.5 out of 10]:** Assessment of Windborne Debris Risk in Florida – Phase II (UF: Jennifer Bridge) – \$254,000.

**Research Project Priority #2 [Scored 3.5 out of 10]:** Tile Roof Underlayment Performance in Extreme Wind Events (FIU: Ioannis Zisis) – \$120,000.

**Total Funding Request: \$374,000.**

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

**MOTION** – The Commission voted unanimously, 14 – 0 in favor, to approve the Research Workplan for Fiscal Year 2025-2026.

**MOTION** – The Commission voted unanimously, 14 – 0 in favor, to approve funding two (2) research projects for fiscal year 2025 – 2026 based on the HRAC’s recommended priority order, and to charge staff with contracting, administering and overseeing the research, and negotiating scoping and funding levels as appropriate.

## **XI. APPLICATIONS FOR PRODUCT AND ENTITY APPROVAL**

The Product Approval POC failed to achieve a quorum for their May 29, 2025 meeting, and as a result the entity and product approval applications were taken up directly by the Commission.

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

**MOTION** – The Commission voted unanimously, 14 - 0 in favor, to approve the consent agenda of product approval entities to the 2023 Code (24) as posted.

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

**MOTION** – The Commission voted unanimously, 14 - 0 in favor, to approve the consent agenda of products (222) recommended for approval to the 2023 Code as posted.

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

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

**MOTION** – The Commission voted unanimously, 14 - 0 in favor, to approval the product approval applications to the 2023 Code with comments recommended for approval (3) as reflected in the posted documentation (FL 47430, FL 47434, and FL 47440).

**MOTION** – The Commission voted unanimously, 14 - 0 in favor, to conditionally approve the products recommended for conditional approval (5) to the 2023 Code based on the conditions recommended by DBPR staff and reflected in the posted documentation (FL 17013 R-27, FL 30482 R-6, FL 46960, FL 47470 and FL 47478).

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

There was no Commission action required regarding the June 2025 DBPR Applications. The complete results of Commission decisions regarding applications for product and entity approvals are available on the BCIS. (*See BCIS Website for Linked Committee Report*)

## **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, 13\* – 0 in favor, to approve advanced accredited course number(s) (3): 1321.0, 1319.0, and 1326.0.

*\*Commissioner Tolbert abstained from voting due to a potential conflict of interest regarding #1321.0.*

## **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. Jesuit High School of Tampa - New Press Box– Waiver 709** - 4701 N. Himes Ave., Tampa 33614

**MOTION** – The Commission voted unanimously, 14 – 0 in favor, to grant the waiver for vertical accessibility to the press box on the grounds it would cause unreasonable and unnecessary economic hardship to require vertical accessibility to the press box.

- 2. Superblue Miami, LLC – Waiver 721** - 1101 NW 23 Street, Miami 33127

**MOTION** – The Commission voted unanimously, 14 – 0 in favor, to grant the waiver for vertical accessibility to mezzanine on the grounds of technical infeasibility.

- 3. Cactus Club Cafe – Waiver 716** - 850 Commerce Street, Miami Beach 33139

**MOTION** – The Commission voted, 11 – 3 in favor, to defer action on the waiver for vertical accessibility until the next meeting so the applicant can provide the Commission with additional information regarding the technical infeasibility and/or economic hardship of the project.

## **XIV. LEGAL REPORT**

Justin Vogel, Commission Legal Counsel, updated the Commission on outstanding legal matters relevant to the Commission. Justin reported as follows:

The Commission has received a petition regarding certain adopted local amendments in Broward County. The Commission will take the matter up during the August 12, 2025 meeting.

## **A) ANNUAL REGULATORY PLAN APPROVAL**

Justin Vogel reminded the Commission that the Annual Regulatory Plan is a list of the statutory provisions impacting the Commission's duties or authorities, and indicates whether rulemaking is required in order to implement the provisions, and if so indicating whether a notice of development and/or notice of proposed rulemaking has been published, and the corresponding schedule. For FY 2025 – 2026 the following provisions require rulemaking by the Commission:

- HB 683 requires rulemaking (Rule 61G20-1.001);
- HB 913 requires rulemaking (Rule 61G20-1.001);
- SB 180 requires rulemaking (Rule 61G20-1.001); and
- HB 551 requires rulemaking (Rule 61G20-1.001).

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

**MOTION** – The Commission voted unanimously, 14 – 0 in favor, to approve the 2025 – 2026 Annual Regulatory Plan as presented, and to authorize publication of the Plan by DBPR.

## **B) BRIEFING ON ETHICS, CONFLICT OF INTEREST, AND SUNSHINE LAW REQUIREMENTS APPLICABLE TO COMMISSIONERS AND TAC MEMBERS**

At the request of Chairman Bourré, Justin Vogel provided the Commission with a refresher on Ethics, Conflict of Interest, and Sunshine Law requirements, and their applicability to Commissioners and TAC members, and answered member questions.

## **XV. PETITION(S) FOR DECLARATORY STATEMENT(S)**

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

### **1. DS 2025-010 by Jonathon Pierce of Pulte Group**

**Motion** – The Commission voted unanimously, 14 - 0 in favor, to approve the Fire TAC's recommendation, to adopt staff's analysis as amended by the Fire TAC, regarding the question(s) presented in the Petition.

## **XVI. COMMITTEE REPORTS AND RECOMMENDATIONS**

TAC and POC chairs were requested to confine their reports to a brief summary of any key recommendations, emphasizing any issues requiring an action from the Commission. In addition, it was requested if the TAC and/or POC requires Commission action, the chair(s) should frame the needed action in the form of a proposed motion to ensure that the Commission understands exactly what the TACs' and/or POCs' are recommending, and the specific action requested of the Commission. Acceptance of a committee report does not approve any recommendations contained within the report, and all specific recommendations must be considered by separate motions. Committee reports are linked to the Commission's June 10, 2025 Agenda on the BCIS.

### **• 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 (June 2, 2025).

- **Hurricane Research Advisory Committee**

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

***Commission Action:***

**MOTION** – The Commission voted unanimously, 14 – 0 in favor, to accept the HRAC’s report(s) as presented/posted (April 16, 2025 and May 23, 2025)].

- **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 (May 30, 2025).

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

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

***Commissioner Comments:***

- Q) Jim Schock: HB 913 requires building departments to submit certain information to DBPR regarding milestone inspections reports. Will there be a form for this?
- A) Mo Madani: DBPR is in the process of creating an electronic form for use that will be adopted by rule.

## **GENERAL PUBLIC COMMENT**

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

***Public Comments:***

- No additional public comment(s) were offered.

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

The August 12, 2025, meeting, will focus on the Commission’s regular procedural matters, substantive issues, any needed rule making initiatives. The August 2025 meeting will be conducted as a web and teleconference-based virtual meeting.

*(Attachment 5 – Commission Meeting Schedule)*

## **ADJOURNMENT**

The Chair thanked Commission members, staff and the public for their participation, and adjourned the meeting at 10:51 a.m. on Tuesday, June 10, 2025.

## ATTACHMENT 1

### FLORIDA BUILDING COMMISSION MEETING EVALUATION RESULTS

#### JUNE 10, 2025 – WEB-BASED VIRTUAL MEETING

*Average rank using a 0 to 10 scale, where 0 means totally disagree and 10 means totally agree.*

##### 1. OVERALL MEETING ASSESSMENT.

- 10.00 The background information was very useful.
- 10.00 The agenda packet was very useful.
- 10.00 The objectives for the meeting were stated at the outset.
- 10.00 Overall, the objectives of the meeting were fully achieved.

##### 2. COMMISSIONERS LEVEL OF AGREEMENT THAT THE MEETING OBJECTIVES WERE ACHIEVED.

- 10.00 Final Report Survey Building Damage Hurricane Helene & Hurricane Milton Approval.
- 10.00 Chair's Discussion Issues/Recommendations.
- 10.00 Executive Director's Announcements and Discussions.
- 10.00 8<sup>th</sup> Edition (2023), and 9<sup>th</sup> Edition (2026), FBC Updated Workplans Approval.
- 10.00 FY 2025-2026 Research Project Workplan and Research Projects for Funding Approval.
- 10.00 Applications for Products and Product Approval Entities Approvals.
- 10.00 Applications for Accreditor and Course Approvals.
- 10.00 Application(s) for Waivers from Accessibility Requirements Decision(s).
- 9.20 Legal Report.
- 10.00 Petition(s) for Declaratory Statement(s) Decision(s).
- 10.00 TAC, POC, Committee, and Workgroup Reports and Recommendations.

##### 3. HOW WELL THE FACILITATOR HELPED THE COMMISSIONERS ENGAGE IN THE MEETING.

- 10.00 The members followed the direction of the Facilitator.
- 10.00 The Facilitator made sure the concerns of all members were heard.
- 10.00 The Facilitator helped us arrange our time well.
- 10.00 Commission actions were documented accurately in previous meeting's Facilitator's Report.

##### 4. COMMISSIONERS LEVEL OF SATISFACTION WITH THE MEETING.

- 10.00 Overall, I am very satisfied with the meeting.
- 10.00 I was very satisfied with the services provided by the Facilitator.
- 10.00 I am satisfied with the outcome of the meeting.

##### 5. HOW WELL THE NEXT STEPS WERE COMMUNICATED.

- 10.00 I know what the next steps following this meeting will be.
- 10.00 I know who is responsible for the next steps.

**6. WHAT COMMISSIONERS LIKED BEST ABOUT THE MEETING.**

- The report from David Prevatt. He continues to do an excellent job for the FBC.
- Excellent!
- Meeting is perfect as it always is – Very well done!

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

- Don't have any recommendations.

**COMMENTS ON SPECIFIC EVALUATION TOPICS.**

- None were offered.



## ATTACHMENT 2

### JUNE 10, 2025 MEETING AGENDA

#### FLORIDA BUILDING COMMISSION PLENARY SESSION VIRTUAL MEETING

#### MEETING OBJECTIVES

- ✓ To Approve Regular Procedural Topics (Agenda and Minutes);
- ✓ To Review and Approve a Draft Final Report Regarding Survey of Building Damage from Hurricane Helene and Hurricane Milton;
- ✓ To Consider and Decide on Chair's Discussion Issues and Recommendations;
- ✓ To Consider/Decide on Executive Director's Announcements and Discussions;
- ✓ To Receive an Update and Approve the Updated Florida Building Code, 8<sup>th</sup> Edition (2023) and 9<sup>th</sup> Edition (2026), Workplans;
- ✓ To Consider/Decide on FY 2025-2026 Research Project Workplan and Research Projects for Funding;
- ✓ To Consider/Decide on Applications for Product Approval and Entity Approval;
- ✓ To Consider/Decide on Applications for Accreditor and Course Approval;
- ✓ To Consider/Decide on Application(s) for Waiver(s) from Accessibility Requirements;
- ✓ To Receive a Legal Report Briefing;
- ✓ To Receive a Briefing on Ethics, Conflict of Interest, and Sunshine Law Requirements Applicable to Commissioners and TAC members.
- ✓ To Consider/Decide on Petition(s) for Declaratory Statement(s);
- ✓ To Receive/Accept Committee and Workgroup Reports and Recommendations;
- ✓ To Hear Public Comment; and
- ✓ To Review Next Steps, Assignments, and Any Agenda Items for Next Meeting (August 12, 2025, web and teleconference-based virtual meeting).

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

April 16, 2025	1:00 p.m.	Hurricane Research Advisory Committee
May 23, 2025	1:00 p.m.	Hurricane Research Advisory Committee
May 29, 2025	10:00 a.m.	Product Approval Program Oversight Committee
May 29, 2025	2:00 p.m.	Accessibility Advisory Council Committee
May 30, 2025	10:00 a.m.	Fire Technical Advisory Committee
June 2, 2025	9:00 a.m.	Education Program Oversight Committee

#### MEETING AGENDA – JUNE 10, 2025

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

8:30 a.m.	1)	Welcome and Opening, Roll Call
	2)	Review and Approval of Meeting Agenda
	3)	Review and Approval of April 15, 2025, Meeting Minutes and Facilitator's Summary Report
	4)	Draft Final Report Regarding Survey of Building Damage from Hurricane Helene and Hurricane Milton
	5)	Chair's Discussion Issues Appointments

		Updated Commission Milestones
	6)	<b>Executive Director’s Updates and Discussions</b> <b>Summary – Bill Enrolled 2025 Legislative Session</b> <b>Proposed Implementation with Draft Code Language</b> <b>HB 551</b> <b>HB 683</b> <b>HB 913</b> <b>SB 180</b> <b>HB 1137</b>  <b>Future Meetings:</b> <ul style="list-style-type: none"> <li>• August 12, 2025 – Web-Based and Teleconference Virtual Meeting</li> <li>• October 14, 2025 – Web-Based and Teleconference Virtual Meeting</li> <li>• December 9-10, 2025 – Onsite Location TBD</li> </ul>
	7)	<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> <b>Research Projects/Assignments Update</b>
	8)	<b>FY 2025-2026 Research Project Workplan and Proposed Research Projects for Funding</b>
	9)	<b>Applications for Product (2023) 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> <b>Annual Regulatory Report Approval</b> <b>Briefing on Ethics, Conflict of Interest, and Sunshine Law Requirements</b> <b>Applicable to Commissioners and TAC Members</b>
	13)	<b>Declaratory Statements Report</b> A. DS 2025-010 by Johnathan Pierce of Pulte Group
	14)	<b>Committee Reports</b> <ul style="list-style-type: none"> <li>A. Education Program Oversight Committee (June 2, 2025)</li> <li>B. Hurricane Research Advisory Committee (April 16, 2025, and May 23, 2025)</li> <li>C. Fire Technical Advisory Committee (May 30, 2025)</li> <li>D. Product Approval Program Oversight Committee and Facilitators Summary Report (May 29, 2025)</li> </ul>
	15)	<b>Commissioner Comment</b>
	16)	<b>Public Comment</b>
	17)	<b>Adjourn Commission Plenary Session</b>

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

ABBREVIATION	DEFINITION
ADA	Americans With Disabilities Act
ADAAG	ADA Accessibility Guidelines for Buildings and Facilities
BCSA	Florida Building Code System Assessment
BOAF	Building Officials Association of Florida
DACS or FDACS	Florida Department of Agriculture and Consumer Services
DBPR	Department of Business and Professional Regulations
DCA	Department of Community Affairs (Abolished in 2011)
DEP or FDEP	Florida Department of Environmental Protection
DOE	U.S. Department of Energy
DOH or FDOH	Florida Department of Health
DOJ	U.S. Department of Justice
EPA	U.S. Environmental Protection Agency
FACBC	Florida Accessibility Code for Building Construction
FAR	Florida Administrative Register
FBC	Florida Building Code
FBC	Florida Building Commission
FECC	Florida Energy and Conservation Code
FIU	Florida International University
FSEC	Florida Solar Energy Center (University of Central Florida)
FSU	Florida State University
IBC	International Building Code
ICC	International Code Council
POC	Program Oversight Committee (Education and Product Approval)
TAC	Technical Advisory Committee
UF	University of Florida

## ATTACHMENT 4

### FLORIDA BUILDING COMMISSION HISTORY AND OVERVIEW

#### HISTORY

Following Hurricane Andrew in 1992 and Hurricane Opal in 1995, Florida experienced record-breaking insurance losses resulting in a crisis affecting every homeowner in the state. The Governor appointed a Building Code Study Commission, and the Florida Conflict Resolution Consortium designed and facilitated a two-year study and deliberation process with the 28 members representing a range of interests in the public and private sectors, through which the Commission evaluated the building code system.

The study revealed that building code adoption and enforcement was inconsistent throughout the state and even local codes thought to be the strongest proved inadequate when tested by major hurricane events. The consequences were devastation to lives and economies and a statewide property insurance crisis. The Commission recommended reform of the state building construction system which placed emphasis on uniformity and accountability. The Study Commission recommended a Florida Building Code System comprised of *Five Foundations for a Better Built Environment* described as: I. The Code; II. The Commission; III. Local Administration of the Code; IV. Strengthening Compliance and Enforcement; and, V. Product Approval.

The Legislature enacted the consensus recommendations into law in 1998. In late 1998, the FCRC Consensus Center at Florida State University was asked by the Commission's chair to assist the newly created Florida Building Commission in its effort to build consensus for a uniform building code proposal. A comprehensive and transparent consensus building process was put in place that included designing and facilitating meetings of 12 balanced technical advisory groups of 11 members each appointed by the Commission, as well as the Commission's meetings. Facilitated Solutions, LLC continues to work with the Commission by providing facilitation and consensus-building services using the same process and facilitator.

#### OVERVIEW

**COMMISSION REPRESENTATION.** The Florida Building Commission has consisted of as many as 27 members, and since January 1, 2021 is a 19-member building construction industry representative stakeholder group who successfully created, implemented, maintains, and updates the new statewide Florida Building Code. The Commission is comprised of 19 members appointed by the Governor to represent specific stakeholder groups. They are as follows: three municipal, county, or district code officials; an architect; a persons with disabilities representative; a structural engineer; an air conditioning or mechanical contractor, or mechanical engineer; an electrical contractor or electrical engineer; a manufactured buildings industry representative; a building products manufacturing industry representative; an insurance industry representative; a certified general or building contractor; a certified residential contractor; a plumbing contractor; a roofing or sheet metal contractor; a swimming pool contractor; a building products manufacturing industry representative; a natural gas system distribution representative; and the Governor's Chief Resilience Officer or designee.

**CONSENSUS PROCESS.** The Florida Building Commission (FBC) seeks to develop consensus decisions on its recommendations and policy decisions. General consensus is a participatory process whereby, on matters of substance, the members strive for agreements which all of the members can accept, support, live with or agree not to oppose. In instances where, after vigorously exploring possible ways to enhance the members' support for the final decision on substantive decisions, and the Commission finds that 100 percent acceptance or support is not achievable, final decisions require at least 75 percent favorable vote of all members present and voting. This super majority decision rule underscores the importance of actively developing consensus throughout the process on substantive issues with the participation of all members and which all can live with and support.

The Commission's consensus process is conducted as an open public process with multiple opportunities for the public to provide input to the Commission on substantive issues. At each Commission meeting, the public is invited to speak during the public comment opportunity provided for each substantive issue under consideration, as well as general public comment periods provided at the end of each meeting. In addition, most substantive issues before the Commission go through a technical advisory committee review or workgroup process where consensus recommendations are developed by appointed representative stakeholder interests, providing extensive opportunities for public input. In addition many of the Commission's decisions require rule development to implement, affording additional entry points for public input.

Since its formation in July of 1998, the Commission has demonstrated a commitment to working with affected interests to build consensus on complex issues. The adoption of the first edition of the Florida Building Code (2001 Edition), developed from September 1998 through January of 2001, involved 27 Commission meetings, dozens of facilitated public workshops and hundreds of TAC meetings. The Commission has consistently worked with all affected interests to build the best possible consensus-based decisions for the citizens of Florida. Through its committees and workgroups comprised of experts, the Commission has always developed its decisions based on the results of the best engineering and science available. Since 1999 the Commission has convened 70 special issue stakeholder workgroups to develop broad based consensus recommendations on issues of concern to stakeholders. Although the Code is by law a minimum building code, the Florida Building Code is the strongest consensus and science based building code in the country. The Insurance Institute for Business and Home Safety (IBHS) ranked the Florida Building Code as number one in their 2012, 2018, and 2021 assessments of residential building code enforcement systems for life safety and property protection in hurricane prone regions.

In summary, the Florida Building Commission provides a forum for stakeholders representing key interests to participate in a consensus-building process where issues affecting the construction industry are discussed and evaluated on their technical merits and cost-benefits to the citizens of the State of Florida. In addition, as a result of the Commission's proven consensus-building process and success in developing consensus on tough issues, the Florida Legislature frequently assigns policy issues to the Commission for evaluation and implementation.

**ATTACHMENT 5**  
**8<sup>TH</sup> EDITION (2023) ADOPTED CODE WORKPLAN UPDATE**  
**UPDATED JUNE 10, 2025**

**COMMISSION'S 2023 ADOPTED CODE WORKPLAN UPDATE**

<b>8<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>	
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 Completed
<i><b>Review of the model code changes:</b></i>	
In coordination with ICC, staff post complete listing of the code changes to the I Codes online	2/25/2021 Completed
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 Completed
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 – Conference call/Webinar	6/29/2021 Completed
45 day public review and comment period ends ( <i><b>By Rule -45 day min before TAC review</b></i> )	7/1/2021 Completed
Staff post on Commission website analysis of the 2021 I-Code changes with public comments  (Tracking Charts and code change monographs)	8/2/2021 Completed
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.	9/22-30/2021 and 10/1-7/2021 Completed

<p>(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</p> <p>or</p> <p>water intrusion, unnecessarily imposing additional costs, or potentially requiring modification or further investigation before being adopted for use in this state)</p> <p>That the Commission approves certain model code provisions by consent agenda.</p> <p>(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</p> <p>of</p> <p>the code, are uncontroversial to affected stakeholders, or are required by law.)</p> <p>That the Commission approve or reject certain model code provisions after considering them individually</p> <p>(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.)</p> <p>TACs meetings – on site - TBD</p>	
Staff post TACs' recommendations online for further public review	10/15/2021 <a href="#">Completed</a>
Deadline for requesting amendments (2021 I-Codes changes) to be pulled of the consent agenda for individual consideration	<b>11/19/2021</b> <a href="#">Completed</a>
Commission considers TACs' recommendations regarding the latest changes to the model codes - on site meeting (TBD)	12/14-15/2021 <a href="#">Completed</a>
Staff post Commission's recommendations online	1/3/2022 <a href="#">Completed</a>
<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	<b>1/4/2022 – 2/15/2022</b> <a href="#">Completed</a>
Proposed amendments reviewed by staff and posted to the Commission website	3/3/2022 <a href="#">Completed</a>
1 <sup>st</sup> 45 day comment period ends ( <i>By law -45 day min before TAC review</i> )	<b>4/17/2022</b>
Staff post on Commission website proposed code changes (Tracking Charts and Detail Reports)	5/2/2022 <a href="#">Completed</a>

<b>Staff assign TAC members specific proposed code change for review in advance of the TAC meetings in June</b>	
TACs consider proposed modifications (1 <sup>st</sup> 45 day comment period) TACs meetings - 4-day on-site meetings	<b>6/20-24/2022</b> 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 TACs/Commission on impactful code changes.	8/17/2022 Completed
RCCIWG meeting – Conference call/webinar	
2 <sup>nd</sup> 45 day comment period ends ( <i>by law – 45 day min before Commission review</i> )	<b>8/26/2022</b>
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 – 4-day meetings [2-day on-site (TBD) and 2 – day via conference/webinar] – As needed and as applicable	<b>10/5-13/2022</b> Completed
Staff post on Commission website TACs consideration of public comments	11/10/2022 Completed
Deadline for requesting amendments to be pulled of the consent agenda for individual consideration	11/22/2022 Completed
Commission considers TAC recommendations (2 <sup>nd</sup> 45 day comment period) Commission – 2-day meeting	<b>12/13-14/2022</b> 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 Completed
<b>Provide Supplements to ICC for integration into the 7<sup>th</sup> Edition (2020) 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	2/21-24/2023 Completed
TACs meetings – 4 days of conference call/webinar meetings	
<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	<b>May 10, 2023</b> Completed



Appropriate TACs (Roofing, Structural and Special Occupancy) Residential Construction Cost Impact Workgroup (RCCIWG)  Meeting Commission – Conference call/webinar – in the afternoon	
Integrated Draft 8 <sup>th</sup> Edition (2023) FBC – Posted online	<b>May 22, 2023</b> <b>Completed</b>
<b>Rule development workshop</b>  To review comment requesting withdrawal of modification SP10413 from the proposed 2023 update to the FBC  TAC meeting – June 12, 2023 (Conference call/webinar)	<b>June 20, 2023</b> <b>Completed</b>
<b>Hearing</b> on 8 <sup>th</sup> Edition (2023) FBC to consider received comments	Hearing was not requested
<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	
Rule Submitted to Secretary of State and Supplement/Integrated posted online – subject to addressing all JAPC's concerns	Being routed
Final FBC -PDF posted	June 2023
Printed Code available - subject to negotiation with ICC	August 2023
2023 FBC ( <b>8<sup>th</sup> edition</b> ) effective date (6 – months after publication)	<b>12/31/2023</b>
<b><i>Glitch/Errata #1</i></b>	
Deadline for submitting glitch amendments and errata regarding the draft 8 <sup>th</sup> Edition (2023) update to the FBC <u><b>Errata/Glitch received after deadline “Additional Comments”:</b></u> F-FBC- B-Ch. 35 – Errata #4 (Received after deadline 11/28/2023) M-FBC-M - Ch. 7 – Glitch #1 – (Received after deadline 12/13/2023)  P-FBC-P– Ch. 7– Glitch #2 – (Submitted after the deadline -12/25/2023)  SP-FBC - B - Ch. 30 – Glitch #1 (Received after deadline <b>12/29/2023</b> ) S - FBC-R - Ch. 3 – Errata #2 - (Received after deadline 12/5/2023) SW-FBC-B - Ch. 4 – Errata #4 - (Received after deadline 12/4/2023) SW-FBC-B - Ch. 4 – Glitch #9 - (Received after deadline 12/11/2023)  <u><b>Annual amendment – s.553.73(9)(a), Florida Statutes:</b></u>  Proposed 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 ( <b><i>By law -45 day min before TAC review</i></b> ) <b>Additional comments</b> <b>Proposed annual technical amendment.</b>	December 30, 2023 <b>Completed</b> February 13, 2024 <b>Complete</b>
TACs consider proposed modifications (1 <sup>st</sup> 45-day comment period) TACs meetings – 3 days of conference call/webinar meetings	January 23 -25, 2024

Additional comments Proposed annual technical amendment.	February 21-22, 2024 Completed
TACs recommendations posted to the website Starting date for the 2 <sup>nd</sup> 45-day comment period. Additional comments Proposed annual technical amendment.	February 8, 2024  February 23, 2024 Completed
2 <sup>nd</sup> 45 - day comment period ends ( <i>by law – 45 - day min before Commission review</i> ) Additional comments Proposed annual technical amendment	March 24, 2024  April 8, 2024 April 8, 2024 Completed
<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 (See note #2)	April 16, 2024 Completed
<i>Glitch/Errata #2 – Adopt Code Language Based on 2024 Legislative Session 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 Completed
1 <sup>st</sup> 45-day comment period ends ( <i>By law -45 day min before TAC review</i> )	June 3, 2024 Completed
TACs/EBIWG consider proposed modifications (1 <sup>st</sup> 45-day comment period) TACs meetings – 3 days of conference call/webinar meetings	June 19 - 20, 2024 Completed
TACs recommendations posted to the website Starting date for the 2 <sup>nd</sup> 45-day comment period.	June 25, 2024 Completed
2 <sup>nd</sup> 45 - day comment period ends ( <i>by law – 45 - day min before Commission review</i> )	August 8, 2024 Completed
<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.	August 13, 2024 Completed
<i>Glitch/Errata #3 – Adopt update to ASHRAE 15</i>	
Proposed glitch amendments posted to the Commission website	August 15, 2024 Completed
1 <sup>st</sup> 45-day comment period ends ( <i>By law -45-day min before TAC review</i> )	September 30, 2024 Complete
TAC considers proposed modification (1 <sup>st</sup> 45-day comment period) TACs meeting – Conference call/webinar meetings	October 11, 2024 Completed
TACs recommendations posted to the website Starting date for the 2 <sup>nd</sup> 45-day comment period.	October 12, 2024 Completed
2 <sup>nd</sup> 45 - day comment period ends ( <i>by law – 45 - day min before Commission review</i> )	November 25, 2024
<b>Rule development workshop</b>	December 10, 2024

To review and take final action on proposed glitch amendments regarding the draft 8 <sup>th</sup> Edition (2023) update to the FBC.	
<b><i>Glitch/Errata #4 – Adopt Code Language Based on 2025 Legislative Session</i></b>	
Proposed glitch amendments posted to the Commission website	June 16, 2025
1 <sup>st</sup> 45-day comment period ends <i>(By law -45-day min before TAC review)</i>	July 30, 2025
TAC considers proposed modification (1 <sup>st</sup> 45-day comment period) TACs meeting – Conference call/webinar meetings	August 15, 2025
TACs recommendations posted to the website Starting date for the 2 <sup>nd</sup> 45-day comment period.	August 18, 2025
2 <sup>nd</sup> 45 - day comment period ends <i>(by law – 45 - day min before Commission review)</i>	October 1, 2025
<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.	October 14, 2025
Notes: <ol style="list-style-type: none"> <li>1. 553.73(7)(e) 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.</li> </ol>	

**ATTACHMENT 6**  
**COMMISSION'S UPDATED MEETING SCHEDULE AND**  
**9<sup>TH</sup> EDITION (2026) CODE UPDATE WORKPLAN**  
**UPDATED JUNE 10, 2025**

**COMMISSION MEETING DATES FOR 2025**

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

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

**9<sup>TH</sup> EDITION (2026) FBC CODE UPDATE DEVELOPMENT TASKS**

<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 IECC are not available yet</i> – Projected availability April/May 2024.	Available
Commission selects available 2024 I Codes “model codes” (IBC, IMC, IPC, IFGC, IEBC) and 2023 NEC to conduct its review	02/13/2024
2024 IECC	<b>08/13/2024</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>	5/18/2024 <i>Completed</i>
Staff post on Commission website (BCIS) analysis of the 2024 IECC.	07/27/2024 <i>Completed</i>
<b>Residential Construction Cost Impact Workgroup (RCCIWG)</b> reviews the 2024 changes to the International Residential Code (IRC) and provides comments to the Commission's TACs on impactful code changes.	06/28/2024 <i>Completed</i>

RCCIWG meeting – Conference call/Webinar	
45 day public review and comment period ends ( <i>By Rule -45 day min before TAC review</i> )	07/02/2024 <i>Completed</i>
2024 IECC – 45 day public review and comment period ends	09/09/24
<b>Residential Construction Cost Impact Workgroup (RCCIWG)</b> reviews the 2024 changes to the International Energy Conservation Code (IECC) – Residential Provisions and provides comments to the Commission’s Energy TAC on impactful code changes.	08/20/2024
RCCIWG meeting – Conference call/Webinar	
Staff post on Commission website analysis of the 2024 I-Code changes with public comments (Tracking Charts and code change monographs)	08/02/2024 <i>Completed</i>
TACs review the 2024 changes to the I Codes and make recommendations to the Commission regarding those changes as follows:  That the Commission rejects certain model code provisions by consent agenda. <ul style="list-style-type: none"> <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 - TBD	09/12-20/2024 <i>Completed</i>
Staff posts TACs’ recommendations online for further public review	10/08/2024
Deadline for requesting amendments (2024 I-Codes changes) to be pulled of the consent agenda for individual consideration	11/19/2024
Commission considers TACs’ recommendations regarding the latest changes to the model codes – On site meeting St. Augustine Beach, Florida	12/10/2024 <i>Completed</i>
Staff posts Commission’s recommendations online	1/3/2025
<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	1/3/2025 – 2/17/2025
Proposed amendments reviewed by staff and posted to the Commission website	3/3/2025
1 <sup>st</sup> 45 day comment period ends ( <i>By law -45 day min before TAC review</i> )	4/17/2025

Staff post on Commission website proposed code changes (Tracking Charts and Detail Reports) <b>Staff will assign TAC members specific proposed code changes for review in advance of the TAC meetings - TBD</b>	5/2/2025
TACs consider proposed modifications (1 <sup>st</sup> 45 day comment period) TACs meetings – 2-days of virtual meetings and 5-days of on-site meetings	6/16-6/17 and 6/23-6/27/2025
TACs recommendations posted to the website Starting date for the 2 <sup>nd</sup> 45 day comment period	7/11/2025
Residential Construction Cost Impact Workgroup (RCCIWG) reviews the TACs' recommendations with regard to the proposed modifications to the Florida Residential Code (FRC) and provides comments to the TACs/Commission on impactful code changes.  RCCIWG meeting – on-site meeting (TBD)	8/15/2025
2 <sup>nd</sup> . 45 day comment period ends ( <i>by law – 45 day min before Commission review</i> )	8/25/2025
Staff posts on Commission website proposed code changes with comments (Tracking Chats and Details Reports)	9/19/2025
TACs consider public comments on their actions on the proposed mods TACs meetings – 4-days of meetings [2-days on-site and 2-days via conference/webinar] – As needed and as applicable	10/6-10/2025
Staff posts on Commission website TACs consideration of public comments	11/6/2025
Deadline for requesting amendments to be pulled of the consent agenda for individual consideration	11/17/2025
Commission considers TAC recommendations (2 <sup>nd</sup> 45 day comment period) Commission – 1-day meeting	12/9-10/2025
9 <sup>th</sup> Edition (2026) FBC (8 <sup>th</sup> Edition (2023) FBC, Florida Supplement and Commission's approved I Codes) posted online	12/22/2025
<b><i>Provide Supplements to ICC for integration into the 9<sup>th</sup> Edition (2026) FBC</i></b>	
TACs review comments to Rule Development Workshop of TBD and make recommendations to the Commission TACs meetings – 3-days of on-site meetings and 3-days of conference call/webinar meetings	TBD
<b>Rule Development Workshop</b> Commission – 1-day meeting	TBD
TACs review comments to Rule Development Workshop of TBD and make recommendations to the Commission TACs meetings – 2-days of conference call/webinar meetings	TBD
<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	TBD

Rule Submitted to Secretary of State and Supplement/Integrated posted online – Subject to addressing any JAPC concerns	TBD
Final FBC – PDF posted	TBD
Printed Code available – Subject to negotiation with ICC	TBD
<b>9<sup>th</sup> Edition (2023) FBC Effective Date</b> (6 – months after publication)	<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.	