

**CODE ADMINISTRATION TECHNICAL ADVISORY COMMITTEE**

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**June 16, 2025**

**10:00 A.M.**

**Minutes**

**CODE ADMINISTRATION TAC PRESENT:**

Don Brown, Chairman

Linda Blanco

Dexter Bleasdell

Shane Gerwig

Michael Guerasio

Kyle Sawchuk

Jim Schock

Tim Tolbert

**STAFF PRESENT:**

Mo Madani

Justin Vogel

Marlita Peters

Alan Burke

Jim Hammers

Sabrina Evans

**MEETING FACILITATION:**

The meeting was facilitated by Jeff Blair from Facilitated Solutions, LLC. Consultation, Process Design & Facilitation. Information at: [facilitatedsolutions.org](https://facilitatedsolutions.org)

**Time: 10:00 A.M.**

Mr. Blair welcomed everyone to the meeting of the Code Administration TAC.

**Roll Call:**

Mr. Blair performed a roll call for the Code Administration TAC. A quorum was determined with 8 members present at roll call.

**Agenda Approval:**

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

**Approval of the minutes of September 19, 2024:**

Mr. Guerasio entered a motion to approve the minutes from September 19, 2024, as posted. Commissioner Schock seconded the motion. The motion passed unanimously with a vote of 8 to 0.

To accept public input and provide recommendations on the proposed code changes for the Update to the 9th Edition (2026) Florida Building Code and local Amendments, as Applicable:

Mr. Blair provided an overview of the process for making recommendations about the proposed code modifications.

**Motion:**

Commissioner Schock made the following motion: that for all motions to approve a proposed Code amendment, the Technical Advisory Committee's recommendation shall be based on the following findings, pursuant to the requirements of sections 553.73 (9)(a) and (9)(b), F.S.: A. The amendment is needed in order to accommodate the specific needs of this state, B. The amendment has a reasonable and substantial connection to the health, safety, and welfare of the general public, C. The amendment strengthens or improves the Florida Building Code, or in the case of innovation or new technology, will provide equivalent or better products or methods or systems of construction, D. The amendment does not discriminate against materials, products, methods, or systems of construction of demonstrated capabilities, E. The amendment does not degrade the effectiveness of the Florida Building Code, F. The amendment has the following fiscal impact relative to the costs and benefits of the proposed amendment: 1. The fiscal impact relative to enforcement imposed upon local government is as indicated by the proponent. 2. The fiscal impact of compliance imposed upon building and property owners is as indicated by the proponent. 3. The fiscal impact relative to compliance imposed upon industry is as indicated by the proponent. 4. The amendment demonstrates by evidence or data that the state's geographical jurisdiction exhibits a need to strengthen the code beyond the needs or regional variations

addressed by the code and why the proposed amendment applies to this state; G. The amendment's benefits noted with regard to fiscal impact and efficacy outweigh the costs imposed, and H. The amendment does not diminish requirements related to wind resistance or prevention of water intrusion contained in the Code or its referenced standards and criteria. Mr. Gerwig seconded the motion. The motion passed unanimously with a vote of 8 to 0.

**Staff:**

Mr. Madani reviewed the materials to review the proposed code modifications.

**TAC:**

Mr. Guerasio inquired whether he should abstain from voting on modifications CA11908, CA11910, and CA11911.

Mr. Vogel responded that it did not appear to be necessary.

**CA11908**

**Proponent:**

Jack Butler, Butler & Butler, LLC, provided a summary of modification CA11908.

**TAC:**

Commissioner Schock provided a summary.

**Motion:**

Commissioner Schock moved to recommend denial of modification CA11908. Commissioner Brown seconded the motion.

**Staff:**

Mr. Madani provided a comment.

Motion Continued:

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

**CA11910**

**Proponent:**

Jack Butler, Butler & Butler, LLC, provided a summary of modification CA11910.

**TAC:**

Mr. Gerwig provided a summary.

**Motion:**

Mr. Gerwig moved to recommend denial of modification CA11910. Commissioner Schock seconded the motion. The motion passed unanimously with a vote of 8 to 0.

**CA11911**

**Proponent:**

Jack Butler, Butler & Butler, LLC, provided a summary of modification CA11911.

**Staff:**

Mr. Vogel provided a comment.

**Discussion:**

Commissioner Schock provided a comment.

**Motion:**

Mr. Guerasio moved to recommend denial of modification CA11911. Commissioner Brown seconded the motion. The motion passed unanimously with a vote of 8 to 0.

**CA11962**

**Proponent:**

Not present.

**Support:**

Jennifer Hatfield, BOAF, spoke in support of modification CA11962.

**TAC:**

Mr. Guerasio provided a summary.

**Motion:**

Mr. Guerasio moved to recommend approval of modification CA11962 as submitted. Commissioner Schock seconded the motion.

**Discussion:**

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

**Motion Continued:**

The motion failed with a vote of 1 to 7.

**Alternative Motion:**

Ms. Blanco moved to recommend denial of modification CA11962. Commissioner Brown seconded the motion. The motion passed unanimously with a vote of 8 to 0.

**CA11993**

**Proponent:**

Jim Schock provided a summary of modification CA11993.

**Support:**

Joe Belcher, FHBA, spoke in support of modification CA11993.

**Opposition:**

Jaime Gascon, Miami-Dade County, spoke in opposition to modification CA11993.

Scott McAdam, BOAF, spoke in opposition to modification CA11993.

**Staff:**

Mr. Madani provided a comment.

**Discussion:**

Mr. Gerwig provided a summary.

**Motion:**

Mr. Gerwig moved to recommend approval of modification CA11993 as submitted. Commissioner Schock seconded the motion.

**Discussion:**

Ms. Blanco provided a comment.

Commissioner Schock provided a comment.

**Motion Continued:**

The motion failed with a vote of 5 to 3.

**Alternative Motion:**

Ms. Blanco moved to recommend denial of modification CA11993. Mr. Bleasdel seconded the motion. The motion failed with a vote of 3 to 5.

Modification CA11993 was denied by default.

**CA12098**

**Proponent:**

Shane Gerwig provided a summary of modification CA12098.

**Support:**

Joe Belcher, FHBA, spoke in support of modification CA12098.

**Opposition:**

Scott McAdam, BOAF, spoke in opposition to modification CA12098.

**Rebuttal:**

Shane Gerwig provided a rebuttal statement in support of modification CA12098.

Scott McAdam, BOAF, provided a rebuttal statement in opposition to modification CA12098.

**TAC:**

Mr. Sawchuk provided a summary.

**Motion:**

Mr. Sawchuk moved to recommend denial of modification CA12098. Commissioner Schock seconded the motion.

**Discussion:**

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

Motion Continued:

The motion passed with a vote of 7 to 1.

**CA12099**

**Proponent:**

Shane Gerwig, FHBA, provided a summary on the A1 language of modification CA12099.

**Support:**

Joe Belcher, FHBA, spoke in support of modification CA12099.

**Opposition:**

Scott McAdam, BOAF, spoke in opposition to modification CA12099.

Jaime Gascon, Miami-Dade County, spoke in opposition to modification CA12099.

**Rebuttal:**

Shane Gerwig provided a rebuttal statement in support of modification CA12099.

Jaime Gascon, Miami-Dade County, provided a rebuttal statement in opposition to modification CA12099.

**TAC:**

Commissioner Tolbert provided a comment.

**Motion:**

Commissioner Tolbert moved to recommend denial on the A1 language of modification CA12099. Commissioner Schock seconded the motion.

**Discussion:**

Commissioner Schock provided a comment.

**Motion Continued:**

The motion passed with a vote of 7 to 1.

**Alternative Motion:**

Commissioner Tolbert moved to recommend approval of the original modification CA12099 as submitted. Commissioner Brown seconded the motion.

**Discussion:**

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

**Motion Continued:**

The motion failed with a vote of 0 to 8.

**TAC:**

Mr. Gerwig provided a comment.

**CA12205**

**Proponent:**

Not present.

**Opposition:**

Scott McAdam, BOAF, spoke in opposition to modification CA12205.

**Motion:**

Ms. Blanco moved to recommend denial of modification CA12205. Mr. Bleasdell seconded the motion.

**Discussion:**

Commissioner Schock provided a comment.

**Motion Continued:**

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

Commissioner Tolbert left the meeting, making the quorum 7 members present.

**CA12257**

**Proponent:**

Cade Booth provided a summary of modification CA12257.

**Support:**

Jaime Gascon, Miami-Dade County, spoke in support of modification CA12257.

Jack Butler spoke in support of modification CA12257.

Jennifer Hatfield, BOAF, spoke in support of modification CA12257.

**Opposition:**

Joe Belcher, FCMC, spoke in opposition to modification CA12257.

**Rebuttal:**

Cade Booth provided a rebuttal statement in support of modification CA12257.

**TAC:**

Mr. Bleasdell provided a summary.



**Motion:**

Mr. Bleasdel moved to recommend approval of modification CA12257 as submitted. Ms. Blanco seconded the motion.

**Discussion:**

Mr. Gerwig provided a comment.

Commissioner Schock provided a comment.

**Motion Continued:**

The motion failed with a vote of 2 to 5.

**Alternative Motion:**

Commissioner Schock moved to recommend denial of modification CA12257. Commissioner Brown seconded the motion. The motion passed with a vote of 5 to 2.

**CA11852**

**Proponent:**

Not present.

**Support:**

Jaime Gascon, Miami-Dade County, spoke in support of modification CA11852.

Scott McAdam, BOAF, spoke in support of modification CA11852.

Jennifer Hatfield, BOAF, spoke in support of modification CA11852.

**TAC:**

Commissioner Schock provided a summary.

**Motion:**

Commissioner Schock moved to recommend approval of modification CA11852 as submitted. Mr. Gerwig seconded the motion. The motion passed unanimously with a vote of 7 to 0.

**CA11777**

**Proponent:**

Greg Burke provided a summary of modification CA11777.

**Support:**

Jack Butler spoke in support of modification CA11777.

Joe Belcher spoke in support of modification CA11777.

**Opposition:**

Jennifer Hatfield, BOAF, spoke in opposition to modification CA11777.

Scott McAdam, BOAF, spoke in opposition to modification CA11777.

**Proponent:**

Greg Burke provided a comment.

**TAC:**

Commissioner Brown provided a summary.

**Motion:**

Commissioner Brown moved to recommend denial of modification CA11777. Mr. Gerwig seconded the motion.

**Discussion:**

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

**Motion Continued:**

The motion passed unanimously with a vote of 7 to 0.

**Local Technical Amendments:**

Mr. Blair briefly provided details regarding the Commission's review of local amendments

- 1) **University of Central Florida Pg.1 FBC – Building Ch 1: Local Amendments to chapter 1 FBC - Building**

**Motion:**

Commissioner Brown moved to recommend against incorporating the University of Central Florida's local administrative amendment into the Florida Building Code. Mr. Gerwig seconded the motion. The motion passed unanimously with a vote of 7 to 0.

**2) City of St. Augustine Pg 2 FBC – Building Ch 1: Local Amendments to chapter 1 FBC – Building**

**Motion:**

Commissioner Brown moved to recommend against incorporating the City of St. Augustine's local administrative amendment into the Florida Building Code. Mr. Gerwig seconded the motion. The motion passed unanimously with a vote of 7 to 0.

**3) City of Palm Bay Pg. 4 FBC – Building Ch 1: Local Amendments to chapter 1 FBC – Building**

**Motion:**

Commissioner Brown moved to recommend against incorporating the City of Palm Bay's local technical amendment into the Florida Building Code. Mr. Gerwig seconded the motion. The motion passed unanimously with a vote of 7 to 0.

**4) City of Miami-Dade Pg. 38 FBC – Building Ch 1: Local Amendments to chapter 1 FBC - Building**

**Motion:**

Commissioner Brown moved to recommend against incorporating the City of Miami-Dade's local administrative amendment into the Florida Building Code. Mr. Gerwig seconded the motion. The motion passed unanimously with a vote of 7 to 0.

**5) City of Naples Pg. 92 FBC – Building Ch 1: Local Amendments to chapter 1 FBC - Building**

**Motion:**

Commissioner Brown moved to recommend against incorporating the City of Naples' local administrative amendment into the Florida Building Code. Mr. Gerwig seconded the motion. The motion passed unanimously with a vote of 7 to 0.

**6) Pinellas County Construction Industry Licensing Board (PCCLB) Pg. 94 FBC – Building Ch 1: Local Amendments to chapter 1 FBC – Building Residential and Building**

**Motion:**

Commissioner Brown moved to recommend against incorporating the Pinellas County Construction Industry Licensing Board (PCCLB)'s local administrative amendment into the Florida Building Code. Mr. Gerwig seconded the motion. The motion passed unanimously with a vote of 7 to 0.

**7) City of St. Lucie Pg. 131 FBC – Building Ch 1: Adoption BOAF Model  
Administrative Code Chapter 1 with Local Amendments**

**Motion:**

Commissioner Brown moved to recommend against incorporating the City of St. Lucie's local administrative amendment into the Florida Building Code. Mr. Gerwig seconded the motion. The motion passed unanimously with a vote of 7 to 0.

**8) County of Broward Pg. 181 FBC – Building Ch 1: Additional Local Amendments to  
FBC-Building Ch 1 Sec 101.2.2.**

**Motion:**

Commissioner Brown moved to recommend against incorporating the County of Broward's local technical administrative into the Florida Building Code. Mr. Gerwig seconded the motion. The motion passed unanimously with a vote of 7 to 0.

**9) City of Winter Park Pg. 182 FBC - Building Ch 1: Local Amendments to FBC-  
Building Ch 1 Sec 110.3.13**

**Motion:**

Commissioner Brown moved to recommend against incorporating the City of Winter Park's local technical administrative into the Florida Building Code. Mr. Gerwig seconded the motion. The motion passed unanimously with a vote of 7 to 0.

**10) Town of Oviedo Pg. 193 FBC – Building Ch 1: Local Amendments to chapter 1 FBC  
- Building**

**Motion:**

Commissioner Brown moved to recommend against incorporating the Town of Oviedo's local technical administrative into the Florida Building Code. Mr. Gerwig seconded the motion. The motion passed unanimously with a vote of 7 to 0.

**11) County of Orange Pg. 234 FBC – Building Ch 1: Local Amendments to chapter 1  
FBC - Building**

**Motion:**

Commissioner Brown moved to recommend against incorporating the County of Orange's local technical administrative into the Florida Building Code. Mr. Gerwig seconded the motion. The motion passed unanimously with a vote of 7 to 0.

**12) City of Satellite Beach Pg. 268 FBC – Building Ch 1: Local Amendments to Chapter 1 FBC – Building**

**Motion:**

Commissioner Brown moved to recommend against incorporating the City of Satellite Beach's local technical administrative into the Florida Building Code. Mr. Gerwig seconded the motion. The motion passed unanimously with a vote of 7 to 0.

**13) Town of Indian River Shores Pg. 268 FBC – Building Ch 1: Local Amendments to Chapter 1 FBC - Building**

**Motion:**

Commissioner Brown moved to recommend against incorporating the Town of Indian River Shores' local technical administrative into the Florida Building Code. Mr. Gerwig seconded the motion. The motion passed unanimously with a vote of 7 to 0.

**14) Town of Jupiter Pg. 278 FBC – Building Ch 1: Local Administrative Amendments to Chapter 1 -Building**

**Motion:**

Commissioner Brown moved to recommend against incorporating the Town of Jupiter's local technical administrative into the Florida Building Code. Mr. Gerwig seconded the motion. The motion passed unanimously with a vote of 7 to 0.

**15) City of Newberry Pg. 319 FBC - Building Ch 1: Local Administrative Amendments to Chapter 1 -Building**

**Motion:**

Commissioner Brown moved to recommend against incorporating the City of Newberry's local technical administrative into the Florida Building Code. Mr. Gerwig seconded the motion. The motion passed unanimously with a vote of 7 to 0.

**16) County of Lake Pg. 403 FBC – Building Ch 1: Local Administrative Amendments to Chapter 1 - Building**

**Motion:**

Commissioner Brown moved to recommend against incorporating the County of Lake's local technical administrative into the Florida Building Code. Mr. Gerwig seconded the motion. The motion passed unanimously with a vote of 7 to 0.

**17) City of Greenacres Pg. 420 FBC – Building Ch 1: Local Administrative  
Amendments to Chapter 1 - Building**

**Motion:**

Commissioner Brown moved to recommend against incorporating the City of Greenacres' local technical administrative into the Florida Building Code. Mr. Gerwig seconded the motion. The motion passed unanimously with a vote of 7 to 0.

**18) City of Wellington Pg. 452 FBC – Building Ch 1: Local Administrative  
Amendments to Chapter 1 - Building**

**Motion:**

Commissioner Brown moved to recommend against incorporating the City of Wellington's local technical administrative into the Florida Building Code. Mr. Gerwig seconded the motion. The motion passed unanimously with a vote of 7 to 0.

**19) City of Palm Beach Pg. 475 FBC – Building Ch 1: Local Administrative  
Amendments to Chapter 1 - Building**

**Motion:**

Commissioner Brown moved to recommend against incorporating the City of Palm Beach's local technical amendment into the Florida Building Code. Mr. Gerwig seconded the motion. The motion passed unanimously with a vote of 7 to 0.

**Other TAC Business:**

None.

**Public Comment:**

None.

**Member and Staff Comment:**

None.

**Adjourn:**

**There being no further business before the Committee, Chairman Brown adjourned the meeting at 11:56 A.m.**