

MECHANICAL TECHNICAL ADVISORY COMMITTEE

**Hotel Indigo Gainesville-Celebration Pointe
5020 S.W. 30th Lane
Gainesville, Florida 32608**

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**June 27, 2025
8:00 A.M.**

Minutes

MECHANICAL TAC PRESENT:

David John, Chairman	Kenny Locke
Elizabeth Goll	Don Pittman
Brian Mumme for Gary Griffin	Pete Quintela
Timothy De Carion for Alex Hernandez	Bob Cochell for Rick Sims

MECHANICAL TAC NOT PRESENT

Oscar Calleja	Daniel Griffin
Joe Griner	

STAFF PRESENT:

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

MEETING FACILITATION:

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

Time: 8:00 a.m.

Mr. Blair welcomed everyone to the teleconference meeting of the Mechanical TAC.

Roll Call:

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

Agenda Approval:

Mr. Pittman moved to approve the agenda for today's meeting as posted. Mr. Cochell seconded the motion. The motion passed unanimously with a vote of 8 to 0.

Approval of the minutes from October 11, 2024:

Mr. Pittman moved to approve the minutes from October 11, 2024, as posted. Mr. Cochell seconded the motion. The motion passed unanimously with a vote of 8 to 0.

Applicability of Sunshine Law:

Mr. Vogel provided the TAC with a refresher on Ethics, Conflict of Interest, and Sunshine Law requirements.

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:

Mr. Cochell 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. Locke 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.

M12145

Proponent:

Amanda Hickman, Hickman Group on behalf of AHRI, provided a summary of modification M12145.

Support:

Shane Gerwig, FHBA and FAA, spoke in support of modification M12145.

Jennifer Hatfield, BOAF, spoke in support of modification M12145.

Mike Silvers, FRSA, spoke in support of modification M12145.

Motion:

Commissioner John moved to recommend approval of modification M12145 as submitted. Mr. Quintela seconded the motion.

Discussion:

Members of the TAC, staff, and Ms. Hickman went into discussions with questions and comments.

Motion Continued:

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

TAC:

Mr. Cochell provided a comment.

M11775

Proponent:

Not present.

Motion:

Ms. Goll moved to recommend approval of modification M11775 as submitted. Mr. Quintela seconded the motion. The motion passed with a vote of 7 to 1.

M12019

Proponent:

Mo Madani provided a summary of modification M12019 and requested denial.

Motion:

Mr. Cochell moved to recommend denial of modification M12019. Commissioner John seconded the motion. The motion passed unanimously with a vote of 8 to 0.

M11941

Proponent:

Not Present

Support:

Jennifer Hatfield, BOAF, spoke in support of modification M11941.

Motion:

Commissioner John moved to recommend denial of modification M11941. Mr. Quintela seconded the motion.

Discussion:

Members of the TAC and Ms. Hickman went into discussions with questions and comments.

Motion Continued:

The motion passed with a vote of 7 to 1.

M11880

Proponent:

Not present.

Support:

Shane Gerwig, FAA, spoke in support of modification M11880.

Jennifer Hatfield, BOAF, spoke in support of modification M11880.

Discussion:

Mr. Mumme asked the staff a question.

Mr. Madani provided an answer to Mr. Mumme's question.

Motion:

Mr. Mumme moved to recommend approval of modification M11880 as submitted. Mr. Cochell seconded the motion. The motion passed with a vote of 7 to 1.

M12146

Proponent:

Amanda Hickman, Hickman Group on behalf of AHRI, provided a summary of modification M12146.

Support:

Mike Silvers, FRSA, spoke in support of modification M12146.

Shane Gerwig, FHBA, spoke in support of modification M12146.

Jennifer Hatfield, BOAF, spoke in support of modification M12146.

Motion:

Mr. Locke moved to recommend approval of modification M12146 as submitted. Mr. Cochell seconded the motion. The motion passed unanimously with a vote of 8 to 0.

M11757

Proponent:

Mo Madani provided a summary of modification M11757.

Motion:

Ms. Goll moved to recommend approval of modification M11757 as submitted. Mr. Cochell seconded the motion.

Discussion:

Mr. Quintela provided a comment regarding motion M11880.

Motion Continued:

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

M12147

Proponent:

Amanda Hickman, Hickman Group on behalf of AHRI, provided a summary of modification M12147.

Support:

Mike Silvers, FRSA, spoke in support of modification M12147.

Shane Gerwig, FHBA, spoke in support of modification M12147.

Jennifer Hatfield, BOAF, spoke in support of modification M12147.

Motion:

Mr. Locke moved to recommend approval of modification M12147 as submitted. Mr. Quintela seconded the motion. The motion passed unanimously with a vote of 8 to 0.

M12218

Proponent:

Amanda Hickman provided a summary of modification M12218.

Support:

Jennifer Hatfield, BOAF, spoke in support of modification M12218.

Shane Gerwig, FHBA spoke in support of modification M12218.

Staff:

Mr. Madani provided a comment.

Motion:

Mr. Mumme moved to recommend denial of modification M12218. Mr. Cochell seconded the motion. The motion passed unanimously with a vote of 8 to 0.

M12027

Proponent:

Not present.

Opposition:

Shane Gerwig, FHBA and FAA, spoke in opposition to modification M12027.

Jennifer Hatfield, BOAF, spoke in opposition to modification M12027.

Staff:

Mr. Madani provided a comment.

Motion:

Mr. De Carion moved to recommend approval of modification M12027 as modified in favor of first edition which excludes the TIA's. Mr. Quintela seconded the motion. The motion passed unanimously with a vote of 8 to 0.

M12148

Proponent:

Amanda Hickman, Hickman Group on behalf of AHRI, provided a summary of modification M12148.

Support:

Jennifer Hatfield, BOAF, spoke in support of modification M12148.

Mike Silvers, FRSA, spoke in support of modification M12148.

Shane Gerwig, FHBA, spoke in support of modification M12148.

Motion:

Mr. Locke moved to recommend approval of modification M12148 as submitted. Mr. Pittman seconded the motion. The motion passed unanimously with a vote of 8 to 0.

M11777

Proponent:

Not present.

Opposition:

Jennifer Hatfield, BOAF, spoke in opposition to modification M11777.

Mike Silvers, FRSA, spoke in opposition to modification M11777.

Staff:

Mr. Madani provided a comment.

Motion:

Mr. Quintela moved to recommend denial of modification M11777. Mr. Pittman seconded the motion. The motion passed unanimously with a vote of 8 to 0.

M12181

Proponent:

Shane Gerwig, FHBA on behalf of Joe Belcher, provided a summary of modification M12181.

Support:

Jennifer Hatfield, BOAF, spoke in support of modification M12181.

TAC:

Mr. Mumme asked Mr. Gerwig a question.

Mr. Gerwig provided an answer to Mr. Mumme's question.

Motion:

Mr. Mumme moved to recommend approval of modification M12181 as submitted. Mr. Cochell seconded the motion.

Discussion:

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

Motion Continued:

The motion failed with a vote of 1 to 7.

Alternative Motion:

Mr. Locke moved to recommend denial of modification M12181. Mr. Quintela seconded the motion. The motion passed unanimously with a vote of 8 to 0.

M11776

Proponent:

Not present.

Support:

Jennifer Hatfield, BOAF, spoke in support of modification M11776.

Motion:

Commissioner John moved to recommend approval of modification M11776 as submitted. Mr. Quintela seconded the motion.

Discussion:

Mr. Cochell provided a comment.

Motion Continued:

The motion passed with a vote of 7 to 1.

Discussion:

Mr. Quintela provided a comment.

Mr. Madani provided a comment.

M12050

Proponent:

Amanda Hickman, Hickman Group on behalf of AHRI, provided a summary of modification M12050.

Support:

Jennifer Hatfield, BOAF, spoke in support of modification M12050.

Mike Silvers, FRSA, spoke in support of modification M12050.

Shane Gerwig, FHBA, spoke in support of modification M12050.

Motion:

Mr. Pittman moved to recommend approval of modification M12050 as submitted. Mr. Locke seconded the motion. The motion passed unanimously with a vote of 8 to 0.

M12105

Proponent:

Not present.

Opposition:

Shane Gerwig, FHBA, spoke in opposition to modification M12105.

Motion:

Mr. Pittman moved to recommend denial of modification M12105. Mr. Locke seconded the motion. The motion passed unanimously with a vote of 8 to 0.

M11742

Proponent:

Mo Madani provided a summary of modification M11742.

Motion:

Commissioner John moved to recommend approval of modification M11742 as submitted. Mr. De Carion seconded the motion. The motion passed unanimously with a vote of 8 to 0.

M11743

Proponent:

Mo Madani provided a summary of modification M11743.

Support:

Jennifer Hatfield, BOAF, spoke in support of modification M11743.

Motion:

Mr. Locke moved to recommend approval of modification M11743 as submitted. Mr. Pittman seconded the motion. The motion passed unanimously with a vote of 8 to 0.

M12142

Proponent:

Amanda Hickman, Hickman Group on behalf of AHRI, provided a summary of modification M12142.

Support:

Shane Gerwig, FHBA spoke in support of modification M12142.

Mike Silvers, FRSA, spoke in support of modification M12142.

Jennifer Hatfield, BOAF, spoke in support of modification M12142.

Motion:

Mr. Quintela moved to recommend approval of modification M12142 as submitted. Mr. Locke seconded the motion. The motion passed unanimously with a vote of 8 to 0.

M12144

Proponent:

Amanda Hickman, Hickman Group on behalf of AHRI, provided a summary of modification M12144.

Support:

Mike Silvers, FRSA, spoke in support of modification M12144.

Jennifer Hatfield, BOAF, spoke in support of modification M12144.

Shane Gerwig, FHBA spoke in support of modification M12144.

Motion:

Mr. Cochell moved to recommend approval of modification M12144 as submitted. Mr. Pittman seconded the motion. The motion passed unanimously with a vote of 8 to 0.

Local Technical Amendments:

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

1) Broward County Pg 1 FBC Mechanical 307.2.1/Exception: Local Amendment regarding condensate disposal.

Motion:

Mr. Locke moved to recommend against incorporating the Broward County's local technical amendment into the Florida Building Code. Mr. Cochell seconded the motion. The motion passed unanimously with a vote of 8-0.

2) Broward County Pg. 2 FBC Mechanical 908.3.1: Local Amendment regarding location of cooling tower locations.

Motion:

Mr. Locke moved to recommend against incorporating the Broward County's local technical amendment into the Florida Building Code. Mr. Cochell seconded the motion. The motion passed unanimously with a vote of 8-0.

3) Broward County Pg. 3: FBC Mechanical 908.8/Exception: Local Amendment regarding existing cooling tower exemptions and new cooling tower and evaporative condenser shall be operated with conductivity controllers and make up and blowdown meters and shall achieve a min of 8 cycles.

Motion:

Mr. Locke moved to recommend against incorporating the Broward County's local technical amendment into the Florida Building Code. Mr. Cochell seconded the motion. The motion passed unanimously with a vote of 8-0.

**4) Pinellas County Construction Industry Licensing Board (PCCILB) Pg 5 FBC
Mechanical M1411.3: Local Amendment regarding insulation of condensate drain
lines.**

Motion:

Mr. Locke moved to recommend against incorporating the Pinellas County Construction Industry Licensing Board's (PCCILB) local technical amendment into the Florida Building Code. Mr. Cochell seconded the motion. The motion passed unanimously with a vote of 8-0.

TAC Business:

None.

Public Comment:

None.

Member and Staff Comment:

None.

Adjourn:

There being no further business before the Committee, Chairman John adjourned the meeting at 9:14 a.m.