



**FLORIDA
BUILDING
COMMISSION**

"STRONGER CODES THROUGH SCIENCE AND CONSENSUS"



**FACILITATOR'S SUMMARY REPORT OF THE
AUGUST 12, 2025 FLORIDA BUILDING COMMISSION
WEB AND TELECONFERENCE-BASED VIRTUAL MEETING**

PROCESS DESIGN, CONSENSUS-BUILDING AND FACILITATION BY



**REPORT BY JEFF A. BLAIR
FACILITATED SOLUTIONS, LLC**

FacilitatedSolutionsJB@gmail.com
<http://facilitatedsolutions.org>

*This document is available in alternate formats upon request to DBPR, Florida Building Codes and Standards,
2601 Blair Stone Road, Tallahassee, FL 32399, (850) 487-1824*

FLORIDA BUILDING COMMISSION
AUGUST 12, 2025 FACILITATOR’S MEETING SUMMARY REPORT

TABLE OF CONTENTS

<i>TABLE OF CONTENTS</i>	<i>1</i>
<i>TABLE OF ATTACHMENTS</i>	<i>2</i>
I. MEETING SUMMARY AND OVERVIEW	3
II. CHAIR’S WELCOME	3
III. COMMISSION ATTENDANCE	4
IV. MEETING OBJECTIVES	4
V. MINUTES APPROVAL.....	5
VI. CHAIR’S DISCUSSION ISSUES AND RECOMMENDATIONS	5
VI. EXECUTIVE DIRECTOR’S DISCUSSION ISSUES AND RECOMMENDATIONS	6
VIII. UPDATED WORKPLAN FOR THE 8TH AND 9TH EDITIONS APPROVAL.....	7
IX. TACS’ FINAL RECOMMENDATIONS REVIEW PROCESS REVISIONS	7
X. PRODUCT AND ENTITY APPROVALS	8
XI. ACCREDITOR AND COURSE APPROVALS	9
XII. ACCESSIBILITY WAIVER APPLICATIONS.....	9
XIII. LOCAL AMENDMENT CHALLENGE – APPEAL BEFORE THE COMMISSION	10
XIV. LEGAL REPORT	10
XV. PETITION(S) FOR DECLARATORY STATEMENT(S) DECISION(S).....	10
XVI. BINDING INTERPRETATION #305 BRIEFING	11
XVII. ENERGY CODE COMPLIANCE SOFTWARE APPROVAL.....	11
XVIII. COMMITTEE REPORTS AND RECOMMENDATIONS	11
XIX. COMMISSION AND GENERAL PUBLIC COMMENT	13
XX. NEXT MEETING OVERVIEW AND ASSIGNMENTS	14

ATTACHMENTS.....	15 - 32
-------------------------	----------------

1. MEETING EVALUATION RESULTS.....	15
2. COMMISSION MEETING AGENDA	17
3. KEY TO COMMON ABBREVIATIONS	20
4. COMMISSION HISTORY AND OVERVIEW	21
5. UPDATED WORKPLAN FOR ADOPTED 8TH EDITION (2023), FBC	23
6. UPDATED WORKPLAN FOR DEVELOPMENT OF THE 9TH EDITION (2026), FBC	29

Florida Peninsula – From Space



FLORIDA BUILDING COMMISSION

AUGUST 12, 2025 FACILITATOR'S MEETING SUMMARY REPORT



**FLORIDA
BUILDING
COMMISSION**
"STRONGER CODES THROUGH SCIENCE AND CONSENSUS"



OVERVIEW OF COMMISSION'S KEY ACTIONS AND DECISIONS TUESDAY, AUGUST 12, 2025

I. PLENARY SESSION SUMMARY AND OVERVIEW

The Commission conducted their August 12, 2025, Plenary Session as a web and teleconference-based virtual meeting. At the August 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 Commission meeting dates for 2026; **2)** Approve the Commission's Fiscal Year 2024 – 2025 Annual Report (Report to 2026 Legislature), including Commission actions taken during the August 12, 2025 meeting, and to charge the Chair with reviewing and approving the Final Report prior to submittal to the Legislature and Governor; **3)** Approve the updated Workplan and Schedule for development of the 8th Edition (2023), Florida Building Code; **4)** Approve the updated Workplan and Schedule for development of the 9th Edition (2026), Florida Building Code; **5)** Adopt the revised *TAC Final Recommendations to the Commission Code Amendments Review Process* for development of the 9th Edition (2026), Florida Building Code; **6)** Deny Petitioner's request for a hearing before the Commission and to likewise decline to refer the case to the Division of Administrative Hearings, and to issue an Order to that effect; and **7)** Conditionally approve Ekotrope Version 5.1 for demonstrating compliance with residential building energy requirements using the "Prescriptive Total UA Alternative Method", the "Performance Method – R405", and the "ERI Method – R406," subject to the applicant revising the submittal to address the comments provided by DBPR staff, and to authorize DBPR staff to approve non-consequential changes to the software as needed.

(Attachment 1 – Meeting Evaluation Results)

II. CHAIR'S WELCOME

Chairman Bourré welcomed the Commission, DBPR staff, and the public to the August 12, 2025 web and teleconference-based virtual plenary session of the Florida Building Commission.

The Chair noted that the primary purpose of the August 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 a petition for a hearing before the Commission.

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 Tuesday, August 12, 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 Consider and Decide on Chair's Discussion Issues and Recommendations;
- To Consider/Decide on Executive Director's Announcements and Discussions;
- To Review and Approve Commission's FY 2024-2025 Annual Report;
- To Receive an Update and Approve the Updated 8th Edition (2023), and 9th Edition (2026), Workplan;

- To Review and Approve Proposed Revised Process for TACs' Review of Public Comments and Final Recommendations to the Commission;
- 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 Consider/Decide on Petition for Hearing Before the Florida Building Commission;
- To Receive a Legal Report Briefing;
- To Consider/Decide on Petition(s) for Declaratory Statement(s);
- To Receive Briefing on Binding Interpretation #305;
- To Review/Approve Energy Compliance Software for Compliance with the Florida Building Code, 8th Edition (2023), Energy Conservation;
- 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 (October 14, 2025, web and teleconference-based virtual meeting).

Commission Action:

MOTION – The Commission voted unanimously, 14 - 0 in favor, to approve the agenda for the August 12, 2025, meeting as presented and posted.

Amendment: None.

(Attachment 2 – August 12, 2025 Commission Agenda)

V. APPROVAL OF THE JUNE 10, 2025 MEETING MINUTES AND FACILITATOR'S SUMMARY REPORT

Chairman Bourré asked whether there were any corrections or additions to the posted June 10, 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, 14 - 0 in favor, to approve the, June 10, 2025, Meeting Minutes and Facilitator's Summary Report as posted/presented.

VI. CHAIR'S DISCUSSION ISSUES AND RECOMMENDATIONS

Chairman Bourré reported as follows:

A) Appointment(s)

Roofing TAC

The Chair appointed Mark Renninger to replace Bill Schultz who rolled-off of the Roofing TAC. The Chair thanked Mark for agreeing to serve, and Bill for his service to the citizens of Florida.

Special Occupancy TAC

The Chair appointed Jack Williams to replace Kyra Lucas who rolled-off of the Special Occupancy TAC. The Chair thanked Jack for agreeing to serve, and Kyra for her service to the citizens of Florida.

B) Updated Commission Milestones

The Chair reminded participants that the Updated Commission Milestones document (updated as of June 10, 2025) is linked to the August 12, 2025, FBC Agenda on the BCIS.

VII. EXECUTIVE DIRECTOR'S ANNOUNCEMENTS AND DISCUSSIONS

Alan Burke, Executive Director, reported as follows:

A) Remaining 2025 Commission Meeting Dates

Alan Burke, Executive Director, reported that the Commission's next meeting will be on October 14, 2025, and conducted as a web and teleconference-based virtual meeting.

Following are the dates for the remaining regular bimonthly Commission meetings scheduled for 2025:

- December 9-10, 2025 – Onsite, Location TBD

B) Proposed Future Commission Meeting Dates Review and Approval

Alan reviewed the dates proposed for the Commission's 2026 meetings as follows:

- February 10, 2026 – Web-Based and Teleconference Virtual Meeting
- April 14, 2026 – Onsite, Location, TBD
- June 9, 2026 – Web-Based and Teleconference Virtual Meeting
- August 11, 2026 – Onsite, Location TBD
- October 13, 2026 – Web-Based and Teleconference Virtual Meeting
- December 8, 2026 – Onsite, Location TBD

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

Commission Action:

MOTION – The Commission voted unanimously, 14 – 0 in favor, to approve the Commission meeting dates for 2026.

C) Commission FY 2024-2025 Annual Report to the Legislature Review and Approval

Alan Burke indicated that each year the Commission reviews and approves the Commission's Fiscal Year Annual Report, and the 2024 - 2025 Annual Report was up for approval during the August meeting. Alan noted that the plan, as always, with the Commission's support and approval, was for the Chair to review and approve the final draft of the Annual Report, ensure completeness and accuracy, and approve the Report for submittal to DBPR, the Legislature, and Governor.

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 Commission's Fiscal Year 2024 – 2025 Annual Report (Report to 2026 Legislature), including Commission actions taken during the August 12, 2025 meeting, and to charge the Chair with reviewing and approving the Final Report prior to submittal to the Legislature and Governor.

VIII. 8TH EDITION (2023), AND 9TH EDITION (2026), FLORIDA BUILDING CODE WORKPLAN DEVELOPMENT UPDATES

A) 8TH EDITION (2023), FLORIDA BUILDING CODE WORKPLAN UPDATE

Mo Madani provided the Commission with an update on the Workplan and Schedule for the Adopted 8th 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 8th Edition (2023), Florida Building Code.

(Attachment 5 – Approved 8th Edition 2023 Workplan Update)

B) 9TH 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 – 9th 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 9th Edition (2026), Florida Building Code.

(Attachment 6 – Approved 2026 Code Update Workplan)

C) REVISED PROCESS FOR TACS' REVIEW OF PUBLIC COMMENTS AND FINAL RECOMMENDATIONS

Jeff Blair reviewed the proposed revision to the *TACs' Final Recommendations to the Commission Code Amendments Review Process* for development of the 9th Edition (2026), Florida Building Code, noting there was only one proposed revision.

The revision approved for the Code review processes is as follows:

Proponents/Opponents will be allowed one (1) collective ~~two~~ one-minute (1) counterpoint opportunity to address any new point(s) raised by previous speakers(s), but only if they address new points specific to the comment(s) raised by the speaker(s) and if they provide new points. No repeating of previous comments/points. It will be up to the proponents and the opponents to select one individual to make the counterpoint for their respective perspectives. *Rebuttal is not an opportunity to expand on your position (support or denial)—Instead, it is an opportunity to rebut any new points made by the proponent or opponent.*

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 adopt the revised *TACs’ Final Recommendations to the Commission Code Amendments Review Process* for development of the 9th Edition (2026), Florida Building Code.

XIX. APPLICATIONS FOR PRODUCT AND ENTITY APPROVAL

Commissioner Hershberger presented the Product Approval Program Oversight Committee’s recommendations for the consent agenda of entities recommended for approval to the 2023 Code, the consent agenda of products recommended for approval to the 2023 Code, each in turn.

Commission Action Regarding 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 for approval to the 2023 Code (20) as posted.

Commission Actions Regarding Consent Agenda for Product Approval – 2023 Code:

MOTION – The Commission voted unanimously, 14 - 0 in favor, to approve the consent agenda of products (168*) recommended for approval to the 2023 Code as amended.

**FL 47587 was pulled from the Consent Agenda for individual consideration at the request of the applicant.*

Commission Actions Regarding Product Approval Applications Pulled from the Consent Agenda for Approval to the 2023 Code for Individual Consideration

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

MOTION – The Commission voted unanimously, 14 - 0 in favor, to conditionally approve product FL 47587 to allow the applicant to correct the installation drawings for .2, .3 and .4 so they are in sequence with the subsection numbers.

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 two (2) as reflected in the posted documentation (FL 47577, and FL 47541).

There were no (0) application(s) with comments recommended for conditional approval to the 2023 Code for the August 2025 Product Approval Cycle.

Commission Actions Regarding DBPR Applications:

There was no Commission action required regarding the August 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*)

X. APPLICATIONS FOR ACCREDITOR AND COURSE APPROVAL

There were no education accreditor or course applications submitted for the August 2025 Education Course Approval Cycle, and as a result no Commission action was required.

XI. APPLICATIONS FOR WAIVERS FROM ACCESSIBILITY REQUIREMENTS

Justin Vogel, Accessibility Advisory Council legal advisor, presented the Accessibility Advisory Council's recommendations for waiver applications, and the Commission reviewed and decided on the waiver application submitted for their consideration.

Commission Actions Regarding Accessibility Waiver Applications:

1. **Tangerine Learning Center – Waiver 684** - 7699 Biscayne Blvd., Miami 33138
MOTION – The Commission voted unanimously, 14 – 0 in favor, to grant the waiver for vertical accessibility to the second floor to the extent it has been made necessary.
2. **Cactus Club Cafe – Waiver 716** - 850 Commerce Street, Miami Beach 33139
MOTION – The Commission voted unanimously, 14 – 0 in favor, to grant the waiver for vertical accessibility on the grounds of technical infeasibility.
3. **2920 Interior Renovations – Waiver 720** - 2920 SW 27th Avenue, Miami 33133
MOTION – The Commission voted unanimously, 14 – 0 in favor, to grant the waiver for vertical accessibility on the grounds of technical infeasibility.
4. **Dapper D's Cigars Downtown – Waiver 722** - 11 Ocean Street., Jacksonville 32202
MOTION – The Commission voted unanimously, 14 – 0 in favor, to grant the waiver for vertical accessibility on the grounds of economic hardship.
5. **408 E 7th - Office Conversion – Waiver 725** - 408 E 7th, Tampa 33602
MOTION – The Commission voted unanimously, 14 – 0 in favor, to grant the waiver for vertical accessibility on the grounds of the historical nature of the property and technical infeasibility.

XII. LOCAL AMENDMENT CHALLENGE – CORRECTED APPEAL PETITION BY JACK A. BUTLER – PETITION FOR HEARING BEFORE THE COMMISSION

The Chair noted that the Commission had received a Petition for Hearing Before the Florida Building Commission, by Petitioner, Jack A. Butler, and requested that Jeff Blair review the procedural sequencing for the Commission's consideration of the Petition.

Jeff Blair reviewed the Procedural Sequencing the Commission used for consideration of the Petition as follows:

- 1) Justin Vogel, the Commission's legal counsel, will provide legal analysis as well as his legal opinion regarding the Commission's response to the Petition.
- 2) Mo Madani, the Commission's Technical Director, will provide technical information as requested by the Commission.
- 3) Commissioner Clarifying Questions to Justin regarding Legal Staff's Analysis and Opinion.
- 4) Petitioner's (Jack Butler, an individual) presentation of their Petition for Hearing Before the Florida Building Commission requesting the Commission refer Petitioner's challenge of specified Broward County local administrative amendments to the Division of Administrative Hearings (DOAH). [*Seven (7) Minutes* collectively for Petitioner's side]
- 5) Commissioner Clarifying Questions for the Petitioner.

- 6) Respondent's (Broward County Board of Rules and Appeals (BORA) – Charles Kramer) response to the Petition for Hearing Before the Florida Building Commission. [*Seven (7) Minutes* collectively for Respondent's side]
- 7) Commissioner Clarifying Questions for BORA.
- 8) Public Comment is limited to *Three (3) Minutes/Person*.
- 9) Commission Discussion and Decision Regarding Responding to the Petition for Hearing Before the Florida Building Commission, and whether to refer Petitioner's challenge to specified Broward County local administrative amendments to DOAH.

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

Commission Actions:

MOTION – The Commission voted unanimously, 14 – 0 in favor, to deny Petitioner's request for a hearing before the Commission and to likewise decline to refer the case to the Division of Administrative Hearings, and to issue an Order to that effect.

XIII. LEGAL REPORT

Justin Vogel, Commission Legal Counsel, updated the Commission on outstanding legal matters relevant to the Commission. Justin reported that there were no outstanding legal matters to report for the August 2025 meeting. Justin also indicated, that as always, he will update the Commission as matters arise.

XIV. 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 2025-019 by Larry Burchett

Motion – The Commission voted unanimously, 14 - 0 in favor, to adopt the Plumbing TAC's recommendation that the Commission decline to answer the Petition, since it asks the Commission to opine on the past actions of other individuals, seeks approval or disapproval of past conduct, and is suggesting changes to the Florida Building Code which must occur via the rulemaking process.

2. DS 2025-021 by Martin Aquatics

Motion – The Commission voted unanimously, 14 - 0 in favor, to adopt the Plumbing and Swimming Pool TACs' recommendation that the Commission adopt staff's analysis as revised by the TACs, regarding the question(s) presented in the Petition.

XV. BINDING INTERPRETATION #305 BRIEFING

Chairman Bourré reported that Binding Interpretation #305 was petitioned by Matthew Bechtel regarding the City of Cape Coral Building Official's (BO) interpretation pursuant to the 8th Edition(2023), Florida Building Code, Building, Chapter 1 Scope and Administration, Section 110.8 Special Inspections, Chapter 2 Definitions. The issue involves a petition for a binding interpretation challenging the BO's interpretation that the requirements of Section 110.8 Special Inspections

requiring special inspections for a threshold building are incorrectly being applied to a charter school which Petitioner asserts is not a threshold building.

Mo Madani reported the Binding Interpretation Panel's answer to Binding Interpretation #305 as follows:

Q1) Is a large school auditorium associated with a Group E occupancy "charter school" that meets the area and occupant load thresholds as described in the definition of "Threshold building" of the Florida Building Code (FBC), Building, 8th Edition (2023) required to meet the requirements of section 110.8 of the FBC, Building?

A1) The answer to the Petitioner's question is yes. Pursuant to the definition of the term "Threshold building" in chapter 2 of the Florida Building Code (FBC), Building, 8th Edition (2023), the school auditorium in question is a threshold building and would be required to meet the requirements of Section 110.8 of the FBC, Building.

XVI. ENERGY CODE COMPLIANCE SOFTWARE APPROVAL

The Chair stated that with adoption of each Edition of the Code the Commission is required to approve Energy Code compliance software for demonstrating compliance with the Updated Code.

For the August 2025 meeting the Commission was requested to approve an Energy Compliance Software submittal for demonstrating compliance with the 8th Edition (2023) Florida Building Code – Energy Conservation, specifically Ekotrope Version 5.1, for demonstrating compliance with residential building energy requirements using the "Prescriptive Total UA Alternative Method", the "Performance Method – R405", and the "ERI Method – R406".

The Energy TAC met on August 5, 2025 to review the submittal and voted unanimously to recommend conditional approval of the software.

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 conditionally approve Ekotrope Version 5.1 for demonstrating compliance with residential building energy requirements using the "Prescriptive Total UA Alternative Method", the "Performance Method – R405", and the "ERI Method – R406," subject to the applicant revising the submittal to address the comments provided by DBPR staff, and to authorize DBPR staff to approve non-consequential changes to the software as needed.

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 August 12, 2025 Agenda on the BCIS.

➤ **Accessibility TAC**

Mo Madani 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 (June 16, 2025).

➤ **Code Administration TAC**

Commissioner Brown 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 (June 16, 2025).

➤ **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 (August 7, 2025).

➤ **Electrical TAC**

Commissioner Schock 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 (June 26, 2025).

➤ **Energy TAC**

Mo Madani presented the TAC's report(s) and any recommendations.

Commission Action:

MOTION – The Commission voted unanimously, 14 – 0 in favor, to accept the TAC's report(s) as presented/posted (July 27, 2025 and August 5, 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 (June 25, 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 (July 28, 2025).

➤ **Mechanical TAC**

Commissioner John 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 (June 27, 2025).

- **Plumbing TAC**
Commissioner Schilling presented the TAC’s report(s) and any recommendations.
Commission Action:
MOTION – The Commission voted unanimously, 14 – 0 in favor, to accept the TAC’s report(s) as presented/posted (June 23, 2025 and August 6, 2025).
- **Product Approval POC**
Commissioner Hershberger presented the TAC’s report and any recommendations.
Commission Action:
MOTION – The Commission voted unanimously, 14 – 0 in favor, to accept the POC’s report and Facilitator’s Summary Report as presented/posted (August 7, 2025).
- **Roofing TAC**
Commissioner Swope 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 (June 23, 2025).
- **Special Occupancy TAC**
Mo Madani 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 (June 17, 2025).
- **Structural TAC**
Commissioner Compton 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 (June 24, 2025).
- **Swimming Pool TAC**
Commissioner Batts presented the TAC’s report(s) and any recommendations.
Commission Action:
MOTION – The Commission voted unanimously, 14 – 0 in favor, to accept the TAC’s report(s) as presented/posted (June 26, 2025 and August 6, 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:

- John Garra: Noted that he had to leave the meeting briefly, and was not present to vote on the “Petition for Hearing Before the Commission” agenda item. John indicated that he supported the Commission’s action on the Petition, and would have voted in favor of the motion to “Deny.”
- Chairman Bourré: The Chair thanked commissioners and staff for their hard work preparing for the August meeting, and noted there was a “lot of meat and potatoes” on the agenda.

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 the “General Public Comment” agenda item, 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 October 14, 2025, meeting, will focus on the Commission’s regular procedural matters, substantive issues, any needed rule making initiatives, and adoption of the TAC Recommendations and Commission Consideration of Public Comments Processes for the 9th Edition (2026). The October 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 10:27 a.m. on Tuesday, August 12, 2025.

ATTACHMENT 1

FLORIDA BUILDING COMMISSION MEETING EVALUATION RESULTS

AUGUST 12, 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.

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

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

- 10.0 Chair's Discussion Issues/Recommendations.
- 10.0 Executive Director's Announcements and Discussions.
- 10.0 Commission's FY 2024-2025 Annual Report Approval.
- 10.0 8th Edition (2023), and 9th Edition (2026), FBC Updated Workplans Approval.
- 10.0 Revised Process for TACs' Final Recommendation to the Commission Approval.
- 10.0 Applications for Products and Product Approval Entities Approvals.
- 10.0 Applications for Accreditor and Course Approvals.
- 10.0 Application(s) for Waivers from Accessibility Requirements Decision(s).
- 10.0 Corrected Appeal Petition Regarding Local Amendments Decision.
- 10.0 Legal Report Briefing.
- 10.0 Petition(s) for Declaratory Statement(s) Decision(s).
- 10.0 Briefing on Binding Interpretation #305.
- 10.0 Energy Compliance Software for Compliance with the Florida Building Approval.
- 10.0 TAC, POC, Committee, and Workgroup Reports and Recommendations.

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

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

4. COMMISSIONERS LEVEL OF SATISFACTION WITH THE MEETING.

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

5. HOW WELL THE NEXT STEPS WERE COMMUNICATED.

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

6. WHAT COMMISSIONERS LIKED BEST ABOUT THE MEETING.

- Well organized and well run, there was respect given for opinions and also respected peoples time in not wasting discussion time.
- Very well run!

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

- Be in person. Otherwise, Perfect!
- I am not sure if there is a way to improve this but I reviewed and prepared for the meeting based on the agenda and documents provided approximately 1 week prior. Upon entering the meeting, I found that some of the agenda and some information we were voting on was new. This information was likely sent out less than 24 hours prior. One suggestion would be to issue a preliminary agenda and a revised agenda with revisions marked for the commissioners to hone in on.

COMMENTS ON SPECIFIC EVALUATION TOPICS.

- None were offered.

ATTACHMENT 2

AUGUST 12, 2025 MEETING AGENDA

FLORIDA BUILDING COMMISSION PLENARY SESSION VIRTUAL MEETING

MEETING OBJECTIVES

- ✓ To Approve Regular Procedural Topics (Agenda and Minutes);
- ✓ To Consider and Decide on Chair's Discussion Issues and Recommendations;
- ✓ To Consider/Decide on Executive Director's Announcements and Discussions;
- ✓ To Review and Approve Commission's FY 2024-2025 Annual Report;
- ✓ To Receive an Update and Approve the Updated 8th Edition (2023), and 9th Edition (2026), Workplan;
- ✓ To Review and Approve Proposed Revised Process for TACs' Review of Public Comments and Final Recommendations to the Commission;
- ✓ 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 Consider/Decide on Corrected Appeal Petition Regarding Local Amendments;
- ✓ To Receive a Legal Report Briefing;
- ✓ To Consider/Decide on Petition(s) for Declaratory Statement(s);
- ✓ To Receive Briefing on Binding Interpretation #305;
- ✓ To Review/Approve Energy Compliance Software for Compliance with the Florida Building Code, 8th Edition (2023), Energy Conservation;
- ✓ 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 (October 14, 2025, web and teleconference-based virtual meeting).

COMMISSION AND COMMITTEES – ON SITE & VIRTUAL MEETINGS

June 16, 2025	10:00 a.m.	Code Administration Technical Advisory Committee
June 16, 2025	1:30 p.m.	Accessibility Technical Advisory Committee
June 17, 2025	9:00 a.m.	Special Occupancy Technical Advisory Committee
June 23, 2025	8:00 a.m.	Plumbing Technical Advisory Committee
June 23, 2025	10:00 a.m.	Roofing Technical Advisory Committee
June 24, 2025	9:00 a.m.	Structural Technical Advisory Committee
June 25, 2025	9:00 a.m.	Fire Technical Advisory Committee
June 26, 2025	8:00 a.m.	Electrical Technical Advisory Committee
June 26, 2025	10:00 a.m.	Swimming Pool Technical Advisory Committee
June 27, 2025	8:00 a.m.	Mechanical Technical Advisory Committee
June 27, 2025	10:00 a.m.	Energy Technical Advisory Committee
July 28, 2025	1:00 p.m.	Hurricane Research Advisory Committee
August 5, 2025	1:00 p.m.	Energy Technical Advisory Committee
August 6, 2025	9:00 a.m.	Plumbing Technical Advisory Committee

August 6, 2025	9:00 a.m.	Swimming Pool Technical Advisory Committee
August 7, 2025	9:00 a.m.	Education Program Oversight Committee
August 7, 2025	10:00 a.m.	Product Approval Program Oversight Committee
August 7, 2025	2:00 p.m.	Accessibility Advisory Council

COMMISSION MEETING AGENDA – TUESDAY, AUGUST 12, 2025		
8:30 am	1)	Welcome and Opening, Roll Call
	2)	Review and Approval of Meeting Agenda
	3)	Review & Approval of June 10, 2025, Meeting Minutes & Facilitator's Summary Report
	4)	Chair's Discussion Issues Appointments Updated Commission Milestones
	5)	Executive Director's Announcements and Discussions A. Remaining 2025 Commission Meetings ➤ October 14, 2025 ➤ December 9-10, 2025 – Onsite, Location TBD B. Proposed 2026 Commission Meetings Review and Approval ➤ February 10, 2026 – Web-Based and Teleconference Virtual Meeting ➤ April 14, 2026 – Onsite, Location, TBD ➤ June 9, 2026 – Web-Based and Teleconference Virtual Meeting ➤ August 11, 2026 – Onsite, Location TBD ➤ October 13, 2026 – Web-Based and Teleconference Virtual Meeting ➤ December 8, 2026 – Onsite, Location TBD C. Commission FY 2024-2025 Annual Report to the Legislature Review and Approval
	6)	A. Florida Building Code, 8 th Edition (2023), Updated Workplan Approval B. Florida Building Code, 9 th Edition (2026), Updated Workplan Approval C. Proposed Revised Process for TACs' Review of Public Comments and Final Recommendations to the Commission Process Approval
	7)	Applications for Product (2023) and Entity Approval
	8)	Applications for Accreditor and Course Approval
	9)	Applications for Waiver from Accessibility Requirements 1. Tangerine Learning Center– Waiver 684 - 7699 Biscayne Blvd., Miami 33138 Issue: Vertical accessibility to the Second Floor. 2. Cactus Club Cafe – Waiver 716 - 850 Commerce Street, Miami Beach 33139 - Issue: Vertical accessibility to the mezzanine. 3. 2920 Interior Renovations– Waiver 720 - 2920 SW 27th Avenue, Miami 33133 - Issue: Vertical accessibility to the Second Floor. 4. Dapper D's Cigars Downtown – Waiver 722 - 11 Ocean Street., Jacksonville 32202 Issue: Vertical accessibility to the Second Floor. 5. 408 E 7th - Office Conversion – Waiver 725 - 408 E 7th, Tampa 33602 - Issue: Vertical accessibility to the Second Floor.

10)	Local Amendment Challenge – Corrected Appeal Petition by Jack Butler
11)	Legal Report
12)	Declaratory Statements Report: A. DS 2025-019 by Larry Burchett [Plumbing TAC] B. DS 2025-021 by Martin Aquatics [Plumbing TAC and Swimming Pool TAC]
13)	Briefing on Binding Interpretation #305
14)	Review and Approval of Energy Compliance Software for Compliance with the Florida Building Code, 8th Edition (2023), Energy Conservation.
15)	Committee Reports A. Accessibility Technical Advisory Committee (June 16, 2025) B. Code Administration Technical Advisory Committee (June 16, 2025) C. Education Program Oversight Committee (August 7, 2025) D. Electrical Technical Advisory Committee (June 26, 2025) E. Energy Technical Advisory Committee (June 27, 2025, and August 5, 2025) F. Fire Technical Advisory Committee (June 25, 2025) G. Hurricane Research Advisory Committee (July 28, 2025) H. Mechanical Technical Advisory Committee (June 27, 2025) I. Plumbing Technical Advisory Committee (June 27, 2025, and August 6, 2025) J. Product Approval Program Oversight Committee (August 7, 2025) K. Roofing Technical Advisory Committee (June 23, 2025) L. Special Occupancy Technical Advisory Committee (June 17, 2025) M. Structural Technical Advisory Committee (June 24, 2025) N. Swimming Pool Technical Advisory Committee (June 26, 2025, and August 6, 2025)
16)	Commissioner Comment
17)	Public Comment
18)	Adjourn Commission Plenary Session

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
8TH EDITION (2023) ADOPTED CODE WORKPLAN UPDATE
UPDATED AUGUST 12, 2025

COMMISSION'S 2023 ADOPTED CODE WORKPLAN UPDATE

8TH EDITION (2026) FBC CODE UPDATE DEVELOPMENT TASKS	
TASKS	SCHEDULE
<i>Selection of the model codes:</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>Review of the model code changes:</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"> - Provisions which overlap with the provisions of the FBC - Provisions which correlate directly with the provisions of the FBC - 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 - 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 	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>By Rule -45 day min before TAC review</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</p> <p>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 Completed
Deadline for requesting amendments (2021 I-Codes changes) to be pulled of the consent agenda for individual consideration	11/19/2021 Completed
Commission considers TACs' recommendations regarding the latest changes to the model codes - on site meeting (TBD)	12/14-15/2021 Completed
Staff post Commission's recommendations online	1/3/2022 Completed
<i>Proposed modification to the foundation code and Commission's approved I –Codes changes</i>	
Period for public to propose modifications to the 7 th Edition (2020) FBC and the Commission's approved I-Codes changes	1/4/2022 – 2/15/2022 Completed
Proposed amendments reviewed by staff and posted to the Commission website	3/3/2022 Completed
1 st 45 day comment period ends (<i>By law -45 day min before TAC review</i>)	4/17/2022
Staff post on Commission website proposed code changes (Tracking Charts and Detail Reports)	5/2/2022 Completed

Staff assign TAC members specific proposed code change for review in advance of the TAC meetings in June	
TACs consider proposed modifications (1 st 45 day comment period) TACs meetings - 4-day on-site meetings	6/20-24/2022 Completed
TACs recommendations posted to the website Starting date for the 2 nd 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 nd 45 day comment period ends (<i>by law – 45 day min before Commission review</i>)	8/26/2022
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	10/5-13/2022 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 nd 45 day comment period) Commission – 2-day meeting	12/13-14/2022 Completed
8 th Edition (2023) FBC (7 th Edition (2020) FBC, Florida Supplement and Commission's approved I Codes) posted online	12/20/2022 Completed
Provide Supplements to ICC for integration into the 7th Edition (2020) FBC	Completed
Deadline for submitting comments on the draft 8th Edition (2023) update to the FBC (Supplements plus 7th Edition (2020) FBC)	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	
Rule development Workshop Commission – 1-day meeting	March 14, 2023 Completed
Rule development workshop 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	May 10, 2023 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 th Edition (2023) FBC – Posted online	May 22, 2023 Completed
Rule development workshop	June 20, 2023 Completed
To review comment requesting withdrawal of modification SP10413 from the proposed 2023 update to the FBC	
TAC meeting – June 12, 2023 (Conference call/webinar)	
Hearing on 8 th Edition (2023) FBC to consider received comments	Hearing was not requested
Final Rule Hearing on 8 th Edition (2023) FBC/Commission approves final version of Code 8 th 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 (8th edition) effective date (6 – months after publication)	12/31/2023
<i>Glitch/Errata #1</i>	
Deadline for submitting glitch amendments and errata regarding the draft 8 th Edition (2023) update to the FBC <u>Errata/Glitch received after deadline “Additional Comments”:</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 12/29/2023) 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>Annual amendment – s.553.73(9)(a), Florida Statutes:</u> Proposed technical amendment - S-FBC-B-Ch. 2 – Glitch #1: Change to “Wind-Borne Debris” definition.	November 1, 2023 Completed
Proposed glitch amendments and errata reviewed by staff and posted to the Commission website	November 14, 2023 Completed
1 st 45 day comment period ends (<i>By law -45 day min before TAC review</i>) Additional comments Proposed annual technical amendment.	December 30, 2023 Completed February 13, 2024 Complete
TACs consider proposed modifications (1 st 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 nd 45-day comment period. Additional comments Proposed annual technical amendment.	February 8, 2024 February 23, 2024 Completed
2 nd 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
Rule development workshop To review and take final action on proposed glitch amendments and errata regarding the draft 8 th 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 st 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 st 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 nd 45-day comment period.	June 25, 2024 Completed
2 nd 45 - day comment period ends (<i>by law – 45 - day min before Commission review</i>)	August 8, 2024 Completed
Rule development workshop To review and take final action on proposed glitch amendments regarding the draft 8 th 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 st 45-day comment period ends (<i>By law -45-day min before TAC review</i>)	September 30, 2024 Complete
TAC considers proposed modification (1 st 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 nd 45-day comment period.	October 12, 2024 Completed
2 nd 45 - day comment period ends (<i>by law – 45 - day min before Commission review</i>)	November 25, 2024
Rule development workshop	December 10, 2024

To review and take final action on proposed glitch amendments regarding the draft 8 th Edition (2023) update to the FBC.	
<i>Glitch/Errata #4 – Adopt Code Language Based on 2025 Legislative Session</i>	
Proposed glitch amendments posted to the Commission website	7/9/2025 June 16, 2025
1 st 45-day comment period ends (<i>By law -45-day min before TAC review</i>)	8/23/2025 July 30, 2025
TAC considers proposed modification (1 st 45-day comment period) TACs meeting – Conference call/webinar meetings	9/8/2025 August 15, 2025
TACs recommendations posted to the website Starting date for the 2 nd 45-day comment period.	9/11/2025 August 18, 2025
2 nd 45 - day comment period ends (<i>by law – 45 - day min before Commission review</i>)	10/25/2025 October 1, 2025
Rule Development Workshop To review and take final action on proposed glitch amendments regarding the draft 8 th Edition (2023) update to the FBC.	12/10/2025 October 14, 2025
Notes: 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.	

ATTACHMENT 6
COMMISSION’S UPDATED MEETING SCHEDULE AND
9TH EDITION (2026) CODE UPDATE WORKPLAN
UPDATED AUGUST 12, 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) August 12, 2025	Onsite, Location TBD
5) Oct. 14, 2025	Web and Teleconference-Based Virtual Meeting
6) Dec. 9, 2025	Onsite, Location TBD

COMMISSION MEETING DATES FOR 2026

1) Feb. 10, 2026	Web and Teleconference-Based Virtual Meeting
2) April 14, 2026	Onsite, Location TBD
3) June 9, 2026	Web and Teleconference-Based Virtual Meeting
4) August 11, 2026	Onsite, Location TBD
5) Oct. 13, 2026	Web and Teleconference-Based Virtual Meeting
6) Dec. 8, 2026	Onsite, Location TBD

COMMISSION’S 2026 CODE UPDATE DEVELOPMENT WORKPLAN

9TH EDITION (2026) FBC CODE UPDATE DEVELOPMENT TASKS

TASKS	SCHEDULE
<i>Selection of the Model Codes</i>	
2023 NEC published and available to the public;	Available
2024 International Codes published and available to the public.	Available
Note – 2024 IECC are not available yet – Projected availability April/May 2024.	
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	08/13/2024
<i>Review of the Model Code Changes</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"> • Provisions which overlap with the provisions of the FBC • Provisions which correlate directly with the provisions of the FBC • 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 • Provisions which are necessary to maintain eligibility for federal funding and discounts from the National Flood Insurance Program, the Federal 	5/18/2024 <i>Completed</i>

Emergency management Agency, or the United States Department of Housing and Urban Development	07/27/2024 <i>Completed</i>
Staff post on Commission website (BCIS) analysis of the 2024 IECC.	
Residential Construction Cost Impact Workgroup (RCCIWG) 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 (By Rule -45 day min before TAC review) 2024 IECC – 45 day public review and comment period ends	07/02/2024 <i>Completed</i> 09/09/24
Residential Construction Cost Impact Workgroup (RCCIWG) 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"> • (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) That the Commission approves certain model code provisions by consent agenda. <ul style="list-style-type: none"> • (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.) That the Commission approve or reject certain model code provisions after considering them individually. <ul style="list-style-type: none"> • (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.) 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
<i>Proposed Modification to the Foundation Code and Commission's Approved I-Codes Changes</i>	
Period for public to propose modifications to the 8 th 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 st 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) Staff will assign TAC members specific proposed code changes for review in advance of the TAC meetings - TBD	5/2/2025 <i>Completed</i>
TACs consider proposed modifications (1 st 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 <i>Completed</i>
TACs recommendations posted to the website Starting date for the 2 nd 45 day comment period	7/11/2025 <i>Completed</i>
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 nd . 45 day comment period ends (<i>by law – 45 day min before Commission review</i>)	8/24/2025
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 nd 45 day comment period) Commission – 1-day meeting	12/9-10/2025
9 th Edition (2026) FBC (8 th Edition (2023) FBC, Florida Supplement and Commission's approved I Codes) posted online	12/22/2025
<i>Provide Supplements to ICC for integration into the 9th Edition (2026) FBC</i>	
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
Rule Development Workshop 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

Rule Development Workshop Commission – 1-day meeting	TBD
Integrated Draft 9 th Edition (2026) FBC – Posted online	TBD
Hearing on 9 th Edition (2026) FBC to consider received comments	TBD
Final Rule Hearing on 9 th Edition (2026) FBC/Commission approves final version of Code 9 th 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
9th Edition (2023) FBC Effective Date (6 – months after publication)	12/31/2026
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.	