

CODE ADMINISTRATION TECHNICAL ADVISORY COMMITTEE

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UNITED STATES (TOLL FREE): 1 877 309 2073

ACCESS CODE: 533-378-925

October 10, 2025

9:00 A.M.

Minutes

CODE ADMINISTRATION TAC PRESENT:

Don Brown, Chairman
Linda Blanco
Dexter Bleasdel
Shane Gerwig

Michael Guerasio
Kyle Sawchuk
Jim Schock

CODE ADMINISTRATION TAC NOT PRESENT

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

Time: 9:00 a.m.

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

Roll Call:

Mr. Blair performed roll call for the Code Administration TAC. A quorum was determined with 7 members present at roll call.

Agenda Approval:

Commissioner Brown entered a motion to approve the agenda for today's meeting as posted. Ms. Blanco seconded the motion. The motion passed unanimously with a vote of 7 to 0.

Approval of the minutes of September 8, 2025:

Commissioner Brown entered a motion to approve the minutes from September 8, 2025, as posted. Mr. Guerasio seconded the motion. The motion passed unanimously with a vote of 7 to 0.

To accept public input and provide recommendations on the proposed code changes with comments from the second 45-day comment period for the update to the 9th Edition (2026) Florida Building Code, as applicable:

Mr. Blair provided an overview of the process for making recommendations on the proposed code changes with comments.

Mr. Madani reviewed the materials for the proposed code changes with comments.

Please see attached Tracking Chart for the relevant motions and votes pertaining to the proposed modifications:



Total Mods for this report: 7

TAC Recommendation Denied

TAC: Code Administration 7 Total Mods for Code Administration in Denied

SubCode: Building

1-Scope and Administration

Mod #	Proponent	Chapter	Section	Summary	Denied
11908	Jack Butler	Chapter 1	107.1	Add ability to provide digital construction documents when approved by the building official, clarify terms, and provide a means for accommodating digital documents in the approval process.	<p>TAC Action</p> <p><input type="checkbox"/> AS <input type="checkbox"/> AS/IC</p> <p><input checked="" type="checkbox"/> AM <input type="checkbox"/> AM/IC</p> <p><input type="checkbox"/> D <input type="checkbox"/> D/IC <input type="checkbox"/> W</p>
<p>Comment</p> <p>Brown Motion to Approve Comment A1 Bleasdell Vote: 7 Yes – 0 No Support: Joe Belcher (FHBA)</p>					

Mod #	Proponent	Chapter	Section	Summary	Denied
11911	Jack Butler	Chapter 1	107.3.4	Provide flexibility required for residential construction projects as a result of FBC-Residential pointing to FBC-Building for code administration.	<p>TAC Action</p> <p><input type="checkbox"/> AS <input type="checkbox"/> AS/IC</p> <p><input checked="" type="checkbox"/> AM <input type="checkbox"/> AM/IC</p> <p><input type="checkbox"/> D <input type="checkbox"/> D/IC <input type="checkbox"/> W</p>
<p>Comment</p> <p>Proponent requested to withdraw his modification, then rescinded his request. Gerwig Motion to Approve A1 for consistency. 2nd Schock Vote: 7 Yes – 0 No</p>					

Mod #	Proponent	Chapter	Section	Summary	Denied
11962	Rebecca Quinn obo FL Div Emerg Mgmt.	Chapter 1	107.3.5	Certain documentation is required for construction in flood hazard areas: elevation to which Lowest Floors are elevated, the elevation to which dry floodproofing will extend, and design of dry floodproofing. Proposal specifies use of FEMA certificates specifically designed for those purposes.	<p>TAC Action</p> <p><input type="checkbox"/> AS <input type="checkbox"/> AS/IC</p> <p><input checked="" type="checkbox"/> AM <input type="checkbox"/> AM/IC</p> <p><input type="checkbox"/> D <input type="checkbox"/> D/IC <input type="checkbox"/> W</p>
<p>Comment</p> <p>Schock Motion to Approve Comment A3 2nd Brown Vote: 7 Yes – 0 No</p>					



Building Codes and Standards

Code Administration

TECHNICAL ADVISORY COMMITTEE
FIRST COMMENT PERIOD

Total Mods for this report: 7

TAC: Code Administration 7 Total Mods for Code Administration in Denied

<div>Mod # 11993</div> <div>Comment</div>	<div>Proponent</div> <div>James Schock</div>	<div>Chapter</div> <div>Chapter 1</div>	<div>Section</div> <div>105.2</div>	<div>Summary</div> <div>This change removes permitting requirements for accessibility renovations to One- and Two-Family Dwellings providing an accessible entry and path of travel through the dwelling unless, it involves structural bearing walls.</div>	<div>Denied</div> <div>TAC Action</div> <div><div><input type="checkbox"/> AS<input type="checkbox"/> AS/IC</div><div><input checked="" type="checkbox"/> AM<input type="checkbox"/> AM/IC</div><div><input type="checkbox"/> D<input type="checkbox"/> D/IC<input type="checkbox"/> W</div></div> <div></div>
<div>Mod # 12098</div> <div>Comment</div>	<div>Proponent</div> <div>Shane Gerwig</div>	<div>Chapter</div> <div>Chapter 1</div>	<div>Section</div> <div>107.3.5</div>	<div>Summary</div> <div>During discussion of Declaratory Statement DS 2024-002, it was evident that the application of this section is confusing and not consistently administered throughout Florida. This adds numbering structure consistent with framework throughout the code.</div>	<div>Denied</div> <div>TAC Action</div> <div><div><input type="checkbox"/> AS<input type="checkbox"/> AS/IC</div><div><input checked="" type="checkbox"/> AM<input type="checkbox"/> AM/IC</div><div><input type="checkbox"/> D<input type="checkbox"/> D/IC<input type="checkbox"/> W</div></div> <div></div>
<div>Mod # 12205</div> <div>Comment</div>	<div>Proponent</div> <div>Shannon Few</div>	<div>Chapter</div> <div>Chapter 1</div>	<div>Section</div> <div>105.3.1.2</div>	<div>Summary</div> <div>Proposing to change the dollar amount in section 4 from \$5,000 to \$15,000.</div>	<div>Denied</div> <div>TAC Action</div> <div><div><input checked="" type="checkbox"/> AS<input type="checkbox"/> AS/IC</div><div><input type="checkbox"/> AM<input type="checkbox"/> AM/IC</div><div><input type="checkbox"/> D<input type="checkbox"/> D/IC<input type="checkbox"/> W</div></div> <div></div>
<div>Mod # 12257</div> <div>Comment</div>	<div>Proponent</div> <div>Cade Booth</div>	<div>Chapter</div> <div>Chapter 1</div>	<div>Section</div> <div>110.3.14</div>	<div>Summary</div> <div>The proposed updates the FBC to include mass timber, aligning it with national standards and advancements in building science, fire safety, and structural integrity. Backed by extensive research and testing, this ensures clear enforcement, cost-effective compliance, and statewide consistency.</div>	<div>Denied</div> <div>TAC Action</div> <div><div><input type="checkbox"/> AS<input type="checkbox"/> AS/IC</div><div><input type="checkbox"/> AM<input type="checkbox"/> AM/IC</div><div><input checked="" type="checkbox"/> D<input type="checkbox"/> D/IC<input type="checkbox"/> W</div></div> <div></div>



Code Administration

TECHNICAL ADVISORY COMMITTEE FIRST COMMENT PERIOD

Total Mods for this report: 7

Search Criteria

Modification #: ALL
Code Change Cycle: 2026 Triennial Original Modification 01/03/2025 - 02/18/2025
Chapter & Topic: ALL
Date Submitted From: ALL
TAC: CA
Commission Action: ALL
Proponent Last Name: ALL
Text of Modification: ALL
Affects HVHZ: ALL

Code Version: 2026
Sub Code: ALL
Section: ALL
Date Submitted To: ALL
TAC Recommendation: ALL
Modification Status: Verified
Proponent First Name: ALL
Related Modifications: ALL
Archived: No

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 10:04 a.m.