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**October 3, 2025
10:00 A.M.**

Minutes

FIRE TAC PRESENT:

Brad Schiffer, Chairman
Dr. David Bueche for Chris Athari
Hamid Bahadori
Milad Shabanian for Joe Belcher
Amanda Hickman
Elijah Flowers

Bryan Parks
Asael Marrero
Deborah Nutter
Ashley Ong
Brett Curry for Peter Schwab

FIRE TAC NOT PRESENT:

STAFF PRESENT:

Mo Madani
Jeff Blair
Sabrina Evans
Marlita Peters

Justin Vogel
Jim Hammers
Robert Benbow
Alan Burke

MEETING FACILITATION:

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

Time: 10:00 a.m.

Mr. Blair welcomed everyone to the meeting of the Fire TAC.

Roll Call:

Mr. Blair performed roll call for the Fire TAC. A quorum was determined with 11 members present at roll call.

Agenda Approval:

Mr. Parks moved to approve the agenda for today's meeting as posted. Ms. Nutter seconded the motion. The motion passed unanimously with a vote of 11 to 0.

Approval of the minutes from June 25, 2025:

Commissioner Schiffer moved to approve the minutes from June 25, 2025, as posted. Mr. Shabanian seconded the motion. The motion passed unanimously with a vote of 11 to 0.

Declaratory Statement:

DS 2025-029 by Andrew Roak of Forum Architecture and Interior Design

Staff:

Mr. Madani provided the background information on the petition, along with full analysis.

Petitioner Question:

Does the Florida Building Code, Building - Eighth Edition (2023), require Emergency Escape and Rescue Openings (EEROs) within dwelling units or sleeping rooms in an R-2 occupancy apartment building, when two independent means of egress are provided per story as described in Section 2 of this petition?

Staff Analysis:

Option #1/Petitioner:

Petitioner respectfully submits that the Florida Building Code, Building – Eighth Edition (2023), does not require Emergency Escape and Rescue Openings (EEROs) in dwelling units or sleeping rooms located in an R-2 occupancy apartment building that is equipped with an NFPA 13R compliant fire sprinkler system and provided with two compliant means of egress per story.

Option #2/Staff:

The answer to the Petitioner's question is no. Pursuant to section 1030.1 of Florida Building Code, Building, 8th Edition (2023), an R-2 occupancy apartment building that is equipped with an automatic sprinkler system and provided with a minimum of two independent exits per story is not required to provide for an emergency escape and rescue openings. Therefore, an emergency escape and rescue openings are not required for the dwelling units or the sleeping rooms in question.

Petitioner:

Bryan Zimmerman, Forum Architecture and Interior Design, stated that he agreed with the staff analysis.

Public Comment:

Shane Gerwig, Florida Apartment Association, provided a comment and stated that he supported the staff analysis.

Motion:

Mr. Bahadori entered a motion to recommend that the Commission adopt the staff analysis. Commissioner Marrero seconded the motion. The motion passed unanimously with a vote of 11 to 0.

Other TAC Business:

None.

Public Comment:

None.

Member and Staff Comment:

None.

Adjourn:

There being no further business before the Committee, Commissioner Schiffer adjourned the meeting at 10:16 a.m.