

**MECHANICAL TECHNICAL ADVISORY COMMITTEE
TELECONFERENCE MEETING FROM TALLAHASSEE
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**October 10, 2025
1:00 P.M.**

Minutes

MECHANICAL TAC PRESENT:

David John, Chairman
Elizabeth Goll
Joe Griner
Alex Hernandez

Ray Pearce for Kenny Locke
Don Pittman
Pete Quintela

MECHANICAL TAC NOT PRESENT

Oscar Calleja
Daniel Griffin

Gary Griffin
Rick Sims

STAFF PRESENT:

Mo Madani
Justin Vogel
Jim Hammers
Alan Burke

Jeff Blair
Sabrina Evans
Marlita Peters

MEETING FACILITATION:

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

Time: 1:00 p.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 7 members present at roll call.

Agenda Approval:

Mr. Hernandez moved to approve the agenda for today's meeting as posted. Mr. Pearce seconded the motion. The motion passed unanimously with a vote of 7 to 0.

Approval of the minutes from June 27, 2025:

Mr. Hernandez moved to approve the minutes from June 27, 2025, as posted. Mr. Quintela 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:



Mechanical

**TECHNICAL ADVISORY COMMITTEE
SECOND COMMENT PERIOD**

Total Mods for this report: 4

TAC Recommendation Approved as Submitted

TAC: Mechanical 2 Total Mods for Mechanical in Approved as Submitted

SubCode: Mechanical

6-Duct Systems

Mod #

11880

Comment

Proponent

Rolando Soto

Chapter

Chapter 6

Section

602.2.1

Summary

Allows PVC pipes and fittings for the removal of condensate in air handler closets used as plenums in the dwelling units of R-2 and R-3 occupancies with conditions:

Approved as Submitted

TAC Action

☒ AS ☐ AS/IC

☐ AM ☐ AM/IC

☐ D ☐ D/IC ☐ W

Hernandez Motion to Deny Comment G1 for the Original as Submitted 2nd Pittman Vote: 3 Yes – 4 No

Support: Rolando Soto (CCCO of Broward County)

Opposition: Shane Gerwig (FAA), Scott McAdam (BOAF), and Joe Belcher (FHBA)

SubCode: Residential

14-Heating and Cooling Equipment and

Mod #

11776

Comment

Proponent

Rolando Soto

Chapter

Chapter 14

Section

1411.3.2

Summary

This proposed modification clarifies the code regarding the insulation of condensate piping. Insulating the condensate piping is a common practice but it is not clearly mandated in the codes.

Approved as Submitted

TAC Action

☒ AS ☐ AS/IC

☐ AM ☐ AM/IC

☐ D ☐ D/IC ☐ W

No action taken. Reverts to previous action.

TAC Recommendation Denied

TAC: Mechanical 2 Total Mods for Mechanical in Denied

SubCode: Mechanical

3-General Regulations



Mechanical

TECHNICAL ADVISORY COMMITTEE FIRST COMMENT PERIOD

Total Mods for this report: 4

TAC: Mechanical 2 Total Mods for Mechanical in Denied

Mod

12019

Comment

Proponent

Rebecca Quinn obo
FL Div Emerg Mgnt

Chapter

Chapter 3

Section

301.16

Summary

For clarity, carry into other codes the change made in 8th to require elevation of exterior equipment and exterior appliances that are damaged by flood (see FBC EB Sec. 701.3 and FBCR Sec. R322.1.6).

Denied

TAC Action

<input type="checkbox"/> AS	<input type="checkbox"/> AS/IC
<input type="checkbox"/> AM	<input type="checkbox"/> AM/IC
<input checked="" type="checkbox"/> D	<input type="checkbox"/> D/IC <input type="checkbox"/> W
<input type="text"/>	

Hernandez Motion to Deny Comment A1 2nd Pittman Vote: 7 Yes – 0 No
Support: Scott McAdam (BOAF) and Shane Gerwig (FAA)

SubCode: Residential

13-General Mechanical System Requirements

Mod

12181

Comment

Proponent

Joseph Belcher

Chapter

Chapter 13

Section

1307.3.1

Summary

Modifies appliance protection in dwelling garage

Denied

TAC Action

<input type="checkbox"/> AS	<input type="checkbox"/> AS/IC
<input type="checkbox"/> AM	<input type="checkbox"/> AM/IC
<input checked="" type="checkbox"/> D	<input type="checkbox"/> D/IC <input type="checkbox"/> W
<input type="text"/>	

John Motion to Deny Comment A1 2nd Quintella Vote: 5 yes – 2 No Passes
Support: Scott McAdam (BOAF) and Shane Gerwig (FAA)
Opposition: Support: Rolando Soto (CCCO of Broward County)

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: M
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 John adjourned the meeting at 1:34 p.m.