

FLORIDA BUILDING COMMISSION
THIS MEETING WILL BE HELD VIA TELECONFERENCE/WEBINAR
MEETING VIRTUALLY AT MICROSOFT TEAMS MEETING

Microsoft Teams meeting

Join: <https://teams.microsoft.com/meet/250479698841325?p=H73BFfTfbjKVm4tzcj>

Meeting ID: 250 479 698 841 325

Passcode: Qe6zP7UN

Dial in by phone:

+1 213-458-8552, 483253366#

United States, Los Angeles

Phone conference ID: 483 253 366#

Plenary Session

AUGUST 11, 2026

8:30 A.M.

Minutes

COMMISSIONERS PRESENT:

Michael Bourré, Chairman
James Batts
Edward Bouza
Donald Brown
David Compton
John Garra
Rodney Hershberger
David John

Brian Langille
Asael Marrero
Brad Schiffer
Fred Schilling
Jim Schock
Brian Swope
Tim Tolbert

STAFF PRESENT:

Alan Burke
Melissa Campos
Sabrina Evans
Jim Hammers

Marlita Peters
Mo Madani
Justin Vogel

MEETING FACILITATION:

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

Time: 8:30 a.m.

Chairman Bourré welcomed the Commissioners, staff, and members of the public to the August 11, 2026, web-based and teleconference virtual plenary session of the Florida Building Commission.

Chairman Bourré stated the primary focus of the August meeting is to consider regular procedural issues, updates, briefings, product and education course approvals, accessibility waivers, petitions for declaratory statements, and committee reports.

Chairman Bourré explained as always that we will provide an opportunity for public comment on each of the Commission's substantive discussion topics. Members of the public wishing to comment on a specific substantive Commission agenda item were asked to wait until the facilitator invited public comment at the appropriate time during the meeting. Public comments will be limited to 3 minutes per person. Public input was welcomed but was to be offered before the Commission began discussion or a formal motion was on the floor.

Roll Call: (2:07)

Mr. Blair performed roll call for the Florida Building Commission. A quorum was determined with 15 members present at roll call.

Agenda Approval: (4:39)

Commissioner Brown entered a motion to approve the agenda for today's meeting as posted. Commissioner Schilling seconded the motion. The motion passed unanimously with a vote of 15 to 0.

Approval of Previous Meeting Minutes and Facilitator Report for June 9, 2026: (6:09)

Commissioner Brown entered a motion to approve the minutes from June 9, 2026, as posted. Commissioner Schock seconded the motion. The motion passed unanimously with a vote of 15 to 0.

Chairman's Discussion Issues and Recommendations: (6:45)

TAC Appointments:

Building Interpretation Panel

Chairman Bourré appointed Ashley Ong to the Binding Interpretation Panel to replace Howard White, who retired and, as a result, rolled off the Panel. Chairman Bourré thanked Mr. Ong for agreeing to serve and thanked Mr. White for his service to the citizens of Florida.

Milestones:

Chairman Bourré reminded the participants that the updated Commission Milestones document is linked to the agenda for today's meeting and is also on the BCIS.

Executive Director Announcements and Discussions (7:33)

A) Next Commission Meeting Date:

Mr. Burke reminded the Commission that the next meeting will be on October 13, 2026, and will be conducted as a web and teleconference-based virtual meeting.

- February 9, 2027 – Web-Based and Teleconference Virtual Meeting
- April 13, 2027 – Onsite, Location, TBD
- June 8, 2027 – Web-Based and Teleconference Virtual Meeting
- August 10, 2027 – Onsite, Location TBD
- October 12, 2027 – Web-Based and Teleconference Virtual Meeting
- December 7, 2027 – Onsite, Location TBD

Motion:

Commissioner Schock entered a motion to approve the Commission meeting dates for 2027. Commissioner Brown seconded the motion. The motion passed unanimously with a vote of 15 to 0.

Florida Building Code, 9th Edition, (2026) Update- Workplan Status: (9:28)

Mr. Madani provided details on the updated Workplan and Schedule for the development of the 2026 Code Update Process – 9th Edition (2026), Florida Building Code.

Discussion:

Commissioner Brown asked a question.

Mr. Blair asked for the question to be moved to the Commissioner's comment at the end.

Motion:

Commissioner Brown moved to approve the updated Workplan and Schedule for the Adopted 9th Edition (2026), Florida Building Code. Commissioner Schilling seconded the motion. The motion passed unanimously with a vote of 15 to 0.

Energy Compliance Software, FBC, Energy Conservation, 9th Edition (2026): (16:22)

Representative:

Patrick Nachlas, Ekotrope, thanked staff for the time spent reviewing the Energy Compliance Software titled Ekotrope Version 5.2.3.

Staff:

Mr. Madani provided a summary of the staff's recommendation for conditional approval of the Energy Compliance Software for the FBC, Energy Conservation, 9th Edition (2026), subject to the provider addressing the issues identified.

Motion:

Commissioner John entered a motion to conditionally approve Ekotrope Version 5.2.3 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. Commissioner Schilling seconded the motion. The motion passed unanimously with a vote of 15 to 0.

Product Approval: (22:12)

2023 Code:

Commissioner Hershberger stated there were 135 product approval applications on the consent agenda for approval.

Motion:

Commissioner Hershberger entered a motion to approve the 135 product approval applications for the 2023 code. Commissioner Compton seconded the motion. The motion passed unanimously with a vote of 15 to 0.

Products with Comments Recommended for Conditional Approval:

Mr. Blair stated there were 4 product applications with comments. There are 3 recommended for approval and 1 recommended for conditional approval.

Motion:

Commissioner Hershberger entered a motion to recommend approval of FL 48187, FL 48239, and FL 48284. Commissioner Compton seconded the motion. The motion passed unanimously with a vote of 15 to 0.

Motion:

Commissioner Hershberger entered a motion to recommend conditional approval of product FL 48271. Commissioner Compton seconded the motion. The motion passed unanimously with a vote of 15 to 0.

Applications for Accreditor and Course Approval: (25:34)

Commissioner Langille stated there were 3 advanced accredited courses recommended for approval, 1340.0, 1341.0, and 1342.0.

Motion:

Commissioner Langille entered a motion to approve 3 advanced accredited courses 1352.0, 1357.0, and 1360.0. Commissioner Schock seconded the motion. The motion passed unanimously with a vote of 15 to 0.

Administratively Approved Self-Affirmed (One-Change) Updated Courses:

Commissioner Langille stated the Education POC reviewed 6 administratively approved self-affirmed (one-change) updated courses: 965.2, 1098.2, 1340.1, 1341.1, 629.4, and 853.2.

Motion:

Commissioner Langille entered a motion recommending approval of administratively approved self-affirmed (one-change) updated course numbers: 965.2, 1098.2, 1340.1, 1341.1, 629.4, and 853.2 based on staff analysis. Commissioner Schock seconded the motion. The motion passed unanimously with a vote of 15 to 0.

Application for waivers from Accessibility Requirements: (27:09)

- 1) **Costco-Davie, FL-Waiver 773-** 1890 S. University Drive, Davie 33334 **-ISSUE:**
Vertical Accessibility to the mezzanine. **(28:50)**

Staff:

Mr. Vogel presented the waiver and advised that the council recommend denial of the waiver request due to a lack of documentation demonstrating any ground on which to grant a waiver.

Motion:

Commissioner Schock entered a motion to recommend denial of the request for waiver for vertical accessibility due to a lack of documentation demonstrating any ground on which to grant the waiver. Commissioner Marrero seconded the motion. The motion passed unanimously with a vote of 15 to 0.

- 2) **Charles Sessa-Waiver 718-** 2525 Riverside Ave., Jacksonville 32204 **-ISSUE:** Vertical Accessibility to the second and third floor. **(31:03)**

Staff:

Mr. Vogel presented the waiver and advised that the council recommend granting the waiver for vertical accessibility on the grounds of the historical nature of the property.

Representative:

Charles Sessa stated he was present but had no comment.

Motion:

Commissioner Batts entered a motion to recommend granting the waiver for vertical accessibility on the grounds of the historical nature of the property. Commissioner Schilling seconded the motion. The motion passed unanimously with a vote of 15 to 0.

- 3) **1849 J LLC-Waiver 772-** 1849 James Avenue, Miami Beach 33139 **-ISSUE:** Vertical Accessibility to the first and second floor. **(32:30)**

Staff:

Mr. Vogel presented the waiver and advised that the council recommend granting the waiver for vertical accessibility on the grounds of the historical nature of the property and technical infeasibility.

Representative:

Matthew Amster, Legal Representative, stated he was present and could answer any questions.

Motion:

Commissioner Schock entered a motion to recommend granted the waiver for vertical accessibility on the grounds of the historical nature of the property and technical infeasibility. Commissioner Schilling seconded the motion.

Discussion:

Commissioner Bouza asked the Representative a question.

Matthew Amster provided an answer to Commissioner Bouza's question.

Mr. Madani provided a comment.

Motion Continued:

The motion passed unanimously with a vote of 15 to 0.

Legal Report: (37:16)

Mr. Vogel stated there were no legal matters to report.

Declaratory Statements: (37:55)

A) DS 2026-029 by Timothy Hunt of CT Solutions of Florida, LLC (38:12)

Staff:

Mr. Vogel provided a brief description of the petition for declaratory statement.

Mr. Madani provided staff analysis and answers.

Motion:

Commissioner Brown entered a motion to adopt staff's analysis regarding the question(s) presented in the Petition. Commissioner Schock seconded the motion.

Discussion:

Chairman Bourré asked Mr. Madani a question.

Mr. Madani provided an answer to Chairman Bourré's question.

Mr. Vogel provided a comment.

Motion Continued:

The motion passed unanimously with a vote of 15 to 0.

B) DS 2026-030 by Victor Riffles of Riffles Air & Heat Inc. (43:53)

Staff:

Mr. Vogel provided a brief description of the petition for declaratory statement.

Mr. Madani provided staff analysis and answers.

Motion:

Commissioner John entered a motion to adopt staff's analysis regarding the question(s) presented in the Petition. Commissioner Garra seconded the motion. The motion passed unanimously with a vote of 15 to 0.

C) DS 2026-041 by Jeremy Guillen of Custom Pool Systems (CPS Outdoors) (47:09)

Staff:

Mr. Vogel provided a brief description of the petition for declaratory statement.

Mr. Madani provided staff analysis and answers.

Motion:

Commissioner Schilling moved to staff's analysis (Option #2) regarding the question(s) presented in the Petition. Commissioner Batts seconded the motion.

Discussion:

Commissioner Bouza provided a comment.

Motion Continued:

The motion passed unanimously with a vote of 15 to 0.

D) DS 2026- 042 By Paul Malone of Oak Wells Aquatics (50:19)

Staff:

Mr. Vogel provided a brief description of the petition for declaratory statement.

Mr. Madani provided staff analysis and answers.

Motion:

Commissioner Brown to adopt staff's analysis (Option #2) regarding the question(s) presented in the Petition. Commissioner Batts seconded the motion.

Discussion:

Members of the Commission and staff engaged in discussion and provided questions and comments.

Motion Continued:

The motion passed with a vote of 14 to 1.

Committee Report: (50:18)

Code Administration Technical Advisory Committee: (1:00:20)

Commissioner Brown provided a brief summary of the Code Administration TAC's July 15, 2026, meeting.

Motion:

Commissioner Brown entered a motion to accept the report from the July 15, 2026, meeting. Commissioner Schock seconded the motion. The motion passed unanimously with a vote of 15 to 0.

Education Program Oversight Committee: (1:01:28)

Commissioner Langille provided a brief summary of the Education POC's July 30, 2026, meeting.

Motion:

Commissioner Langille entered a motion to accept the report of the July 30, 2026, meeting. Commissioner Schilling seconded the motion. The motion passed unanimously with a vote of 15 to 0.

Energy Technical Advisory Committee: (1:02:15)

Mr. Madani provided a brief summary of the Energy TAC's July 31, 2026, meeting.

Motion:

Commissioner John entered a motion to accept the report from the July 31, 2026, meeting. Commissioner Schilling seconded the motion. The motion passed unanimously with a vote of 15 to 0.

Mechanical Technical Advisory Committee: (1:02:58)

Commissioner John provided a brief summary of the Mechanical TAC's July 31, 2026, meeting.

Motion:

Commissioner John entered a motion to accept the report from the July 31, 2026, meeting. Commissioner Schock seconded the motion. The motion passed unanimously with a vote of 15 to 0.

Product Approval Program Oversight Committee: (1:03:47)

Commissioner Hershberger provided a brief summary of the Product Approval POC's July 30, 2026, meeting.

Motion:

Commissioner Hershberger entered a motion to accept the report from the July 30, 2026, meeting. Commissioner Compton seconded the motion. The motion passed unanimously with a vote of 15 to 0.

Swimming Pool Technical Advisory Committee: (1:04:28)

Commissioner Batts provided a brief summary of the Swimming Pool TAC's July 31, 2026, meeting.

Motion:

Commissioner Batts entered a motion to accept the report from the July 31, 2026, meeting. Commissioner Schock seconded the motion. The motion passed unanimously with a vote of 15 to 0.

Commissioner's Comment: (1:05:10)

Commissioner Brown and staff went into discussion with questions and comments.

Commissioner Bouza and staff went into discussion with questions and comments.

Commissioner Tolbert and Commissioner Schock went into discussion with questions and comments.

Commissioner Brown and staff went into discussion with questions and comments.

Public Comment: (1:18:03)

None.

Adjourn Commission Plenary Session: (1:18:29)

Chairman Bourré stated the next regularly scheduled meeting will be on October 13, 2026. The meeting will focus on the Commission's regular procedural and substantive issues, and any

needed rulemaking initiatives. The October meeting will be conducted as a web and teleconference-based virtual meeting. The meeting was adjourned at 9:51 a.m.