

SPECIAL OCCUPANCY TECHNICAL ADVISORY COMMITTEE
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
COMMERCE BUILDING
2601 BLAIRSTONE ROAD, ROOM C521
TALLAHASSEE, FLORIDA 32399

OCTOBER 14, 2025
1:00 P.M.

Minutes

SPECIAL OCCUPANCY TAC PRESENT:

Don Whitehead, Chairman
Doug Aarons
Elijah Flowers
Josh Phillips
Rebecca Quinn for Jillian Kraynak

Scott Waltz
Alayna Gould-Kost for Joe Williams
Asael Marrero
Crystal Myers

SPECIAL OCCUPANCY TAC NOT PRESENT:

Anthony Jusevitch

STAFF PRESENT:

Alan Burke
Marlita Peters
Justin Vogel
Rober Benbow

Mo Madani
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](https://www.facilitatedsolutions.org)

Time: 1:00 p.m.

Mr. Blair welcomed everyone to the meeting of the Special Occupancy TAC.

Roll Call:

Mr. Blair performed roll call for the Special Occupancy TAC. A quorum was determined with 8 members present at roll call.

Agenda Approval:

Mr. Whitehead moved to approve the agenda for today's meeting as posted. Mr. Flowers seconded the motion. The motion passed unanimously with a vote of 8 to 0.

Approval of the minutes from October 3, 2025:

Mr. Whitehead moved to approve the minutes from October 3, 2025, as posted. Mr. Flowers seconded the motion. The motion passed unanimously with a vote of 8 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.

Mr. Waltz joined the meeting and began voting for modification 12082, making the quorum of 9 members present.

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



Special Occupancy

**TECHNICAL ADVISORY COMMITTEE
SECOND COMMENT PERIOD**

Total Mods for this report: 29

TAC Recommendation

Approved as Submitted

TAC: Special Occupancy **4** Total Mods for Special Occupancy in **Approved as Submitted**

SubCode: Building

4-Special Detailed Requirements Based on Use

Mod #

12068

Proponent

James Gregory

Chapter

Chapter 4

Section

449

Summary

Requires professional engineer or architect to design to meet wind load requirements of the FBC.

Approved as Submitted

TAC Action

☐ AS ☐ AS/IC
☒ AM ☐ AM/IC
☐ D ☐ D/IC ☐ W

Comment

Whitehead Motion to Approve A1 2nd Flowers Vote: 8 Yes – 0 No

Mod #

12081

Proponent

James Gregory

Chapter

Chapter 4

Section

450

Summary

Revises this section to exclude exhaust fans from the impact requirements and limit the height of protective enclosures to 30 feet above finished grade.

Approved as Submitted

TAC Action

☐ AS ☐ AS/IC
☒ AM ☐ AM/IC
☐ D ☐ D/IC ☐ W

Comment

Whitehead Motion to Approve A1 2nd Flowers Vote: 8 Yes – 0 No

Mod #

12082

Proponent

James Gregory

Chapter

Chapter 4

Section

450

Summary

Requires professional engineer or architect to design to meet wind load requirements of the FBC.

Approved as Submitted

TAC Action

☐ AS ☐ AS/IC
☒ AM ☐ AM/IC
☐ D ☐ D/IC ☐ W

Comment

Whitehead Motion to Approve A1 2nd Flowers Vote: 9 Yes – 0 No (**Waltz joined meeting**)

16-Structural Design



Special Occupancy

TECHNICAL ADVISORY COMMITTEE FIRST COMMENT PERIOD

Total Mods for this report: 29

TAC: Special Occupancy 4 Total Mods for Special Occupancy in Approved as Submitted

Mod

11980

Comment

Proponent

Dallas Thiesen

Chapter

Chapter 16

Section

1612.4.2

Summary

Modifies the requirements for pool equipment installed in Special Flood Hazard Zones.

Approved as Submitted

TAC Action

☒ AS ☐ AS/IC
☐ AM ☐ AM/IC
☐ D ☐ D/IC ☐ W

Whitehead Motion to Deny A1 and retain original language 2nd Marrero Vote: 8 Yes – 1 No
Opposition: Dallas Thiesen, (FSPA)

TAC Recommendation Denied

TAC: Special Occupancy 25 Total Mods for Special Occupancy in Denied

SubCode: Building

1-Scope and Administration

Mod

11962

Comment

Proponent

Rebecca Quinn obo
FL Div Emerg Mgmt.

Chapter

Chapter 1

Section

107.3.5

Summary

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.

Denied

TAC Action

☐ AS ☐ AS/IC
☒ AM ☐ AM/IC
☐ D ☐ D/IC ☐ W

Quinn Motion to Approve A3 2nd Waltz Vote: 9 Yes – 0 No

4-Special Detailed Requirements Based on Use

Mod

12015

Comment

Proponent

Don Whitehead

Chapter

Chapter 4

Section

453

Summary

Require an isolation room in the school clinic.

Denied

TAC Action

☐ AS ☐ AS/IC
☒ AM ☐ AM/IC
☐ D ☐ D/IC ☐ W

Marrero Motion to Approve A2 2nd Waltz Vote: 9 Yes – 0 No



Special Occupancy

**TECHNICAL ADVISORY COMMITTEE
FIRST COMMENT PERIOD**

Total Mods for this report: 29

TAC: Special Occupancy 25 Total Mods for Special Occupancy in Denied

Mod #

12055

Proponent

James Gregory

Chapter

Chapter 4

Section

449

Summary

Exempts Class 1 Mobile Units from review under this section.

Denied

Comment

Waltz Motion to Table and take up 12091 2nd Flowers Vote: 9 Ye – 0 No
Waltz Motion to Approve A4 2nd Marrero Vote: 9 Yes – 0 No
A3 withdrawn by proponent.

TAC Action

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

Mod #

12057

Proponent

James Gregory

Chapter

Chapter 4

Section

449

Summary

Revises verbiage for clarification of requirement.

Denied

Comment

Waltz Motion to Approve A1 2nd Quin Vote: 9 Yes – 0 No

TAC Action

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

Mod #

12058

Proponent

James Gregory

Chapter

Chapter 4

Section

449

Summary

Add new section limiting the types of hospitals that can be designed or constructed in Florida.

Denied

Comment

Waltz Motion to Approve A1 2nd Phillips Vote: 7 Yes – 2 No

TAC Action

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

Mod #

12060

Proponent

James Gregory

Chapter

Chapter 4

Section

449

Summary

Revises this section to exclude exhaust fans from the impact and exclude items listed in 449.2.5.1 from the 30 feet restriction so that opening protection will include small missile impact requirements.

Denied

Comment

Waltz Motion to Approve A1 2nd Flowers Vote: 9 Yes – 0 No

TAC Action

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



Special Occupancy

TECHNICAL ADVISORY COMMITTEE FIRST COMMENT PERIOD

Total Mods for this report: 29

TAC: Special Occupancy 25 Total Mods for Special Occupancy in Denied

Mod

12061

Proponent

James Gregory

Chapter

Chapter 4

Section

449

Summary

Revises this section to exclude exhaust fans from the impact.

Denied

Comment

Waltz Motion to Approve A1 2nd Marrero Vote: 9 Yes – 0 No

TAC Action

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

Mod

12072

Proponent

James Gregory

Chapter

Chapter 4

Section

450

Summary

Revises verbiage for clarification of requirement.

Denied

Comment

Waltz Motion to Approve A1 2nd Marrero Vote: 9 Yes – 0 No
Word 'flooding' needs correction.

TAC Action

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

Mod

12080

Proponent

James Gregory

Chapter

Chapter 4

Section

450

Summary

Revises this section to exclude exhaust fans from the impact.

Denied

Comment

Waltz Motion to Approve A1 2nd Marrero Vote: 9 Yes – 0 No

TAC Action

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

Mod

12084

Proponent

James Gregory

Chapter

Chapter 4

Section

450

Summary

Does not permit air ducts using fiberglass materials.

Denied

Comment

Waltz Motion to Approve A4 2nd Flowers Vote: 9 Yes – 0 No

TAC Action

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



Special Occupancy

TECHNICAL ADVISORY COMMITTEE FIRST COMMENT PERIOD

Total Mods for this report: 29

TAC: Special Occupancy 25 Total Mods for Special Occupancy in Denied

Mod

12090

Proponent

James Gregory

Chapter

Chapter 4

Section

464

Summary

Updates reference code for this occupancy/

Denied

Comment

Waltz Motion to Approve A2 2nd Marrero Vote: 9 Yes – 0 No

TAC Action

☐ AS ☐ AS/IC
☐ AM ☐ AM/IC
☐ D ☐ D/IC ☐ W

Mod

12091

Proponent

James Gregory

Chapter

Chapter 4

Section

449

Summary

Updates code reference to Chapter 35.

Denied

Comment

Waltz Motion to Approve A2 2nd Flowers Vote: 9 Yes – 0 No

TAC Action

☐ AS ☐ AS/IC
☒ AM ☐ AM/IC
☐ D ☐ D/IC ☐ W

Mod

12092

Proponent

James Gregory

Chapter

Chapter 4

Section

450

Summary

Updates code reference to Chapter 35.

Denied

Comment

Waltz Motion to Approve A3 2nd Flowers Vote: 9 Yes – 0 No

TAC Action

☐ AS ☐ AS/IC
☒ AM ☐ AM/IC
☐ D ☐ D/IC ☐ W

Mod

12093

Proponent

James Gregory

Chapter

Chapter 4

Section

451

Summary

Updates code reference to Chapter 35.

Denied

Comment

Waltz Motion to Approve A2 2nd Flowers Vote: 9 Yes – 0 No

TAC Action

☐ AS ☐ AS/IC
☒ AM ☐ AM/IC
☐ D ☐ D/IC ☐ W



Special Occupancy

**TECHNICAL ADVISORY COMMITTEE
FIRST COMMENT PERIOD**

Total Mods for this report: 29

TAC: Special Occupancy 25 Total Mods for Special Occupancy in Denied

Mod #

12095

Proponent

James Gregory

Chapter

Chapter 4

Section

469

Summary

Updates code reference to Chapter 35.

Denied

Comment

Waltz Motion to Approve A3 2nd Whitehead Vote: 9 Yes – 0 No

TAC Action

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

Mod #

12178

Proponent

Scott waltz

Chapter

Chapter 4

Section

452

Summary

Modification creates standards for Advanced Birth Centers. As directed by statute, it references to the codes for ambulatory surgery centers as minimum standards. Additionally, other reference standards provide appropriate requirements for the postpartum care of the mother and infant.

Denied

Comment

Waltz Motion to Approve G1 2nd Marrero Vote: 9 Yes – 0 No
Reverts to original as submitted based on comment G1.

TAC Action

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

16-Structural Design

Mod #

11976

Proponent

Rebecca Quinn obo
FL Div Emerg Mgmt.

Chapter

Chapter 16

Section

1612.4

Summary

Rectifies disconnect with the NFIP minimum requirements that was created in the 2024 IBC (see 11175/S116-22 AMPC4). ASCE 24 has provisions for temporary structures (less than 180 days), which are Flood Design Class 1. They may be at-grade and 'wet floodproofed.' FEMA proposing same for 2027 IBC.

Denied

Comment

Quinn Motion to Deny A1 2nd Marrero Vote: 9 Yes – 0 No

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	

Mod #

12017

Proponent

Rebecca Quinn obo
FL Div Emerg Mgmt.

Chapter

Chapter 16

Section

1612.4

Summary

Add provisions for structures in flood hazard areas other than buildings, including structures that are roofed but not walled. Such structures include pole barns, gazebos, platforms, boat shelters, and RV shade structures.

Denied

Comment

Quinn Motion to Approve A1 2nd Marrero Vote: 9 Yes – 0 No

TAC Action

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



Special Occupancy

**TECHNICAL ADVISORY COMMITTEE
FIRST COMMENT PERIOD**

Total Mods for this report: 29

TAC: Special Occupancy **25** Total Mods for Special Occupancy in Denied

Mod #

12034

Comment

Proponent

Jaime Gascon

Chapter

Chapter 16

Section

1612.4

Summary

Provides reference to an acceptable test standard to qualify passive flood resistant products based on performance testing.

Denied

TAC Action

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

Need to insert TAS in Ch 35.

Proponent accepts A2

Quinn Motion to Approve A2 2nd Marrero Vote: 9 Yes – 0 No

Quinn Motion to Deny A1 at Proponents Requests 2nd Marrero Vote: 9 Yes – 0 No

SubCode:

Existing Building

4-Repairs

Mod #

12018

Comment

Proponent

Rebecca Quinn obo
FL Div Emerg Mgmt.

Chapter

Chapter 4

Section

401.5

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

Quinn Motion to Approve A2 2nd Marrero Vote: 9 Yes – 0 No

SubCode:

Fuel Gas

3-General Regulations

Mod #

12020

Comment

Proponent

Rebecca Quinn obo
FL Div Emerg Mgmt.

Chapter

Chapter 3

Section

301.11

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

Quinn Motion to Approve A1 2nd Marrero Vote: 9 Yes – 0 No

SubCode:

Mechanical



Special Occupancy

TECHNICAL ADVISORY COMMITTEE FIRST COMMENT PERIOD

Total Mods for this report: 29

TAC: Special Occupancy **25** Total Mods for Special Occupancy in **Denied**

3-General Regulations

Mod #

12019

Proponent

Rebecca Quinn obo
FL Div Emerg Mgmt.

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

☐ AS ☐ AS/IC
☒ AM ☐ AM/IC
☐ D ☐ D/IC ☐ W

Comment

Quinn Motion to Approve A1 2nd Marrero Vote: 9 Yes – 0 No

SubCode: Residential

3-Building Planning

Mod #

11963

Proponent

Rebecca Quinn obo
FL Div Emerg Mgmt.

Chapter

Chapter 3

Section

322.1.10

Summary

Certain documentation is required to be submitted for residential construction in flood hazard areas to document the elevation to which Lowest Floors are elevated. The proposal specifies use of the FEMA Elevation Certificate that is specifically designed for those purposes.

Denied

TAC Action

☐ AS ☐ AS/IC
☒ AM ☐ AM/IC
☐ D ☐ D/IC ☐ W

Comment

Quinn Motion to Approve A1 2nd Marrero Vote: 9 Yes – 0 No
Opposition: Dallas Thiesen, Florida Swimming Pool Association

Mod #

11984

Proponent

Dallas Thiesen

Chapter

Chapter 3

Section

322.1.6

Summary

Updates requirements for pool and spa equipment installed in special flood hazard zones.

Denied

TAC Action

☒ AS ☐ AS/IC
☐ AM ☐ AM/IC
☐ D ☐ D/IC ☐ W

Comment

Quinn Motion to Approve A1 Dies for lack of 2nd
Whitehead Motion to Approve Original as Submitted 2nd Waltz Vote: 8 Yes – 1 No

SubCode: Test Protocols

1-N/A



Special Occupancy

TECHNICAL ADVISORY COMMITTEE FIRST COMMENT PERIOD

Total Mods for this report: 29

TAC: Special Occupancy 25 Total Mods for Special Occupancy in Denied

Mod

12040

Comment

Proponent

Jaime Gascon

Chapter

N/A

Section

204

Summary

New Testing Application Standard (TAS) 204 - Flood Resistant Test Procedures for passive in place system.

Denied

TAC Action

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

Waltz Motion to Approve A1 2nd Marrero Vote: 9 Yes – 0 No

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: SP
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 Whitehead adjourned the meeting at 2:02 p.m.