

FLORIDA BUILDING COMMISSION
2026 CODE UPDATE – 9TH EDITION (2026)
TACs’ FINAL RECOMMENDATIONS TO THE
COMMISSION INFORMATIONAL WEBINAR
FRIDAY, SEPTEMBER 19, 2025



JEFF A. BLAIR
FLORIDA BUILDING COMMISSION’S FACILITATOR



FLORIDA BUILDING COMMISSION
2026 CODE UPDATE – 9TH EDITION (2026)
TACs' FINAL RECOMMENDATIONS TO THE
COMMISSION PROCESS ④

OCTOBER 2025 [UNANIMOUSLY ADOPTED 13 AUGUST 2024, &
REVISED 15 APRIL 2025 & 12 AUGUST 2025]



JEFF A. BLAIR
FLORIDA BUILDING COMMISSION'S FACILITATOR



TAC'S FINAL RECOMMENDATIONS TO THE COMMISSION PROCESS ④

SECTION 1. GENERAL PROVISIONS

- TACs consider proposed public comments October 6-10, 2025.
- Facilitator will serve as moderator, introduce each item in turn, ask for and call the motions, and assist with Commission's adopted process and participation procedures.
- One person speaks at a time. State name and representation each time you speak. TAC members state your name when making and seconding motions.
- Public comments will be limited to a maximum of *Three Minutes (3) Per Person*. However, a TAC member may request clarification of public comments through the TAC chair or Facilitator.
- For virtual meetings, when invited to comment, use the *Raise Hand* icon 🙋 if you wish to comment. **For in-person meetings, queue up at the speakers' table in two lines, with the left line pro and right line con.**

TAC'S FINAL RECOMMENDATIONS TO THE COMMISSION PROCESS ④

SECTION 1. GENERAL PROVISIONS

- Proponents and Opponents not wishing to provide comments are encouraged to raise their hands in support of or opposition to Code amendments to provide the TAC with a sense of stakeholder preferences (for virtual meetings use the *Thumb Up* icon ).
- Based on an evaluation of the number of individuals wishing to comment on a specific topic relative to the number of items to be considered, and the amount of time available in the meeting, the Facilitator in consultation with the Commission or TAC chair, may require stakeholder groups to select a representative(s) to provide the TAC or Commission with their comment(s) rather than allowing each individual to comment.

TAC'S FINAL RECOMMENDATIONS TO THE COMMISSION PROCESS

- Facilitator will introduce each comment on TAC's recommendations.
- Proponents of proposed comment will speak first.
- Opponents of proposed comment will follow proponents.
- Proponents/opponents will be allowed one (1) collective one-minute counterpoint opportunity.

Rebuttal is not an opportunity to expand on your position (support or denial)—Instead, it is an opportunity to rebut any new points made by the proponent or opponent.

- After public input on a comment on a TAC recommendation, the TAC will take action on the comment by voting either to approve the comment and amend their previous recommendation, or to deny the comment and retain their previous recommendation.
- In considering the comment the TAC should consider whether the public comment sufficiently addresses the TAC's concern(s) regarding the proposed Code amendment, or does not address the TAC's concern(s).

TAC'S FINAL RECOMMENDATIONS TO THE COMMISSION PROCESS

- TACs should not attempt to revise or amend the comments in any way.
- Motions require a two-thirds (67%) favorable vote for approval; those amendments which receive less than a two-thirds favorable vote will be considered unapproved and will be deemed recommended for denial.
- The TAC's final actions on the comments will be submitted to the Commission as the TAC's final recommendations on proposed Code amendments to the Florida Building Code.
- The recommendations will be provided to the Commission on consent agendas.

TAC'S FINAL RECOMMENDATIONS TO THE COMMISSION PROCESS

SECTION 3. CONSENT AGENDAS OF TACs' FINAL RECOMMENDATIONS TO THE COMMISSION

- 1) **CONSENT AGENDAS RECOMMENDED FOR APPROVAL.** The TACs' recommendations for approval of specific proposed Code amendments are on "Consent Agendas Recommended for Approval," one per TAC, consisting of multiple tracking charts containing Code amendments reflective of the topical Code areas within the TAC's purview. These recommendations are posted to the BCIS and labeled: Chart #1: "Tracking Charts with TAC Actions—Consent Agendas for Approval." The tracking charts of Code amendments recommended for approval relevant to each TAC will be considered by the Commission as a single consent agenda per TAC.

TAC'S FINAL RECOMMENDATIONS TO THE COMMISSION PROCESS

SECTION 3. CONSENT AGENDAS OF TACs' FINAL RECOMMENDATIONS TO THE COMMISSION

- 2) **CONSENT AGENDAS RECOMMENDED FOR DENIAL.** The TACs' recommendations for denial of specific proposed Code amendments are on “**Consent Agendas Recommended for Denial**,” one per TAC, consisting of multiple tracking charts containing Code amendments reflective of the topical Code areas within the TAC's purview. These recommendations are posted to the BCIS and labeled: Chart #2: “Tracking Charts with TAC Actions—**Consent Agendas to Deny**.” The tracking charts of Code amendments recommended for denial relevant to each TAC will be considered by the Commission as a single consent agenda per TAC.

TAC'S FINAL RECOMMENDATIONS TO THE COMMISSION PROCESS

SECTION 3. CONSENT AGENDAS OF TACs' FINAL RECOMMENDATIONS TO THE COMMISSION

- 3) **RECOMMENDATIONS FOR INDIVIDUAL CONSIDERATION.** The TACs' recommendations for proposed Code amendments recommended for **Individual Consideration**, either to approve or to deny, will be considered individually by the Commission. These recommendations are posted to the BCIS and labeled: Chart #3: "Tracking Charts with TAC Actions—**Individual Consideration**." The tracking charts of Code amendments recommended for individual consideration relevant to each TAC will be considered by the Commission individually per TAC.

QUESTIONS ON TACs' FINAL RECOMMENDATIONS PROCESS?



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<http://facilitatedsolutions.org>

FLORIDA BUILDING COMMISSION
2026 CODE UPDATE – 9TH EDITION (2026)
COMMISSION CODE AMENDMENTS REVIEW
AND APPROVAL PROCESS ⑤

[UNANIMOUSLY ADOPTED 13 AUGUST 2024 AND REVISED 15 APRIL 2025]

DECEMBER 2025



JEFF A. BLAIR
FLORIDA BUILDING COMMISSION'S FACILITATOR



COMMISSION REVIEW AND APPROVAL PROCESS ⑤

SECTION 1. OVERVIEW

- The Commission will consider the TACs' recommendations regarding proposed Code amendments during the December 9-10, 2025 Commission meeting. The Commission will consider each TAC's recommendations in turn, by consent agendas for approval, consent agendas for denial, and amendments recommended for individual consideration. Any Commissioner may pull any Code amendments for individual consideration.
- After the Commission takes action on all of the proposed Code amendments they will move to proceed with rulemaking for Rule 61G20-1.001(1), Florida Building Code Adopted, for the purpose of adopting approved Code amendments to the Florida Building Code. The Commission will conduct a Rule Development Workshop on the 9th Edition (2026), Florida Building Code during the meeting(s) designated in the 2026 Code Update Workplan.

COMMISSION REVIEW AND APPROVAL PROCESS

- The TACs' Recommendations are on single Tracking Charts by TAC consisting of the **Consent Agenda Recommended for Approval**, **Consent Agenda Recommended for Denial**, and Amendments either pulled from the consent agendas by Staff for individual consideration or amendments requested to be pulled from the consent agendas by stakeholders.
- **1. CONSENT AGENDAS RECOMMENDED FOR APPROVAL (GROUP 1 AND 2).**

The TACs' recommendations for approval of specific proposed Code amendments are all of the amendments that the specific TAC is recommending for approval either as submitted or as modified, and this package of amendments is deemed to be the TAC's "Consent Agenda Recommended for Approval" (Group 1 and 2). The Commission will vote to approve the TAC's recommendations on the Code amendments, as posted or as amended by the Commission's removal of specific Code amendments recommended for approval. The motion should be framed: Motion to approve the consent agenda for approval (as posted or amended) and to approve all of the proposed Code amendments on the consent agenda.
- Commissioners should pull off any Code amendment(s) that would prevent them from voting to approve the consent agenda of amendments recommended for approval by the TAC and as posted to the BCIS.

COMMISSION REVIEW AND APPROVAL PROCESS

- **2. CONSENT AGENDAS RECOMMENDED FOR DENIAL (GROUP 3).** The TACs' recommendations for denial of specific proposed Code amendments are all of the amendments that the specific TAC is recommending for denial, and this package of amendments is deemed to be the TAC's "Consent Agenda Recommended for Denial" (Group 3). The Commission will vote to approve the TAC's recommendations on the Code amendments, as posted or as amended by the Commission's removal of specific Code amendments recommended for denial. The motion should be framed: Motion to approve the consent agenda for denial (as posted or as amended) and to deny all of the proposed Code amendments on the consent agenda.
- Commissioners should pull off any Code amendment(s) that would prevent them from voting to approve the consent agenda of amendments recommended for approval by the TAC and as posted to the BCIS.
- Any Commissioner may pull any Code amendment off of a "Consent Agenda Recommended for Approval" or a "Consent Agenda Recommended for Denial" for individual consideration based on public comment.

COMMISSION REVIEW AND APPROVAL PROCESS

- **3. REQUESTS FOR INDIVIDUAL CONSIDERATION (GROUP 4).**

Amendments that staff has pulled from the consent agendas (approval and/or denial) for individual consideration, and amendments that stakeholders are requesting the Commission pull from the consent agendas (approval and/or denial) for individual consideration.
- All amendments pulled from the consent agendas, for approval or for denial, will be considered individually by the Commission. The Group 4 amendments on each Tracking Chart are the group of recommendations consisting of amendments staff is recommending for individual consideration and those amendments proponents requested be pulled and the Commission subsequently pulled off of consent agendas for individual consideration. The Code amendments recommended for individual consideration relevant to each TAC will be considered by the Commission individually per TAC.
- Code amendments that Staff recommended for individual consideration, and Code amendments pulled by the Commission for individual consideration for the purpose of approval or denial require a motion to approve or a motion to deny and a second.

COMMISSION REVIEW AND APPROVAL PROCESS

SECTION 4. STANDING FINDINGS APPLIED TO ALL MOTIONS TO APPROVE TACs' CONSENT AGENDAS AND INDIVIDUALLY CONSIDERED CODE AMENDMENTS

- The Commission will vote in favor of the Commission adopted motion that the standing findings apply to all motions to approve proposed Code amendments prior to considering proposed Code amendments. The Commission will stand on the required findings for all motions to approve.
- 1) **Motion 1:** The Commission moves that for all motions made to approve a proposed consent agenda for approval and any individually-considered Code amendments, the Florida Building Commission votes to approve them based on the Findings pursuant to the requirements of Section 553.73 (9)(a) & (9)(b), A-H, F.S.
- 2) **Motion 2:** Motion to approve DBPR Staff's recommendations regarding correlations and editorial fixes for the 9th Edition (2026), Florida Building Code and to authorize staff to make correlations and editorial fixes as needed for the 9th Edition (2026), Florida Building Code.

After the Commission takes action on all of the proposed Code amendments:

- 3) **Motion 3:** Motion to proceed with rulemaking for Rule 61G20-1.001(1), Florida Building Code Adopted, for the purpose of adopting approved Code amendments into the Florida Building Code.

COMMISSION REVIEW AND APPROVAL PROCESS

SECTION 5. GENERAL PROVISIONS

- Commission will consider proposed modifications December 9-10, 2025.
- Facilitator will serve as moderator, introduce each item in turn, ask for and call the motions, and assist with Commission's adopted process and participation procedures.
- One person speaks at a time. State name and representation each time you speak. Commission members state you name when making and seconding motions.
- Public comments will be limited to a maximum of *Three Minutes (3) Per Person*. Please use the *Raise Hand* icon 🙋. However, a Commissioner may request clarification of public comments through the Chair or Facilitator.
- Come to the speakers table when invited. Queue up at the speakers' table in two lines, with the left line pro and right line con. Hold the microphone button the entire time while speaking. The light starts green, turns yellow with 30 seconds left, and red when 3 minutes is up. For virtual meetings, when invited to comment, use the *Raise Hand* icon 🙋.

COMMISSION REVIEW AND APPROVAL PROCESS

SECTION 5. GENERAL PROVISIONS

- Proponents and Opponents not wishing to provide comments are encouraged to raise their hands in support of or opposition to Code amendments to provide the Commission with a sense of stakeholder preferences (For virtual meetings use the *Thumb Up* icon ).
- Based on an evaluation of the number of individuals wishing to comment on a specific topic relative to the number of items to be considered, and the amount of time available in the meeting, the Facilitator in consultation with the Commission or TAC chair, may require stakeholder groups to select a representative(s) to provide the TAC or Commission with their comment(s) rather than allowing each individual to comment.
- Motions either for approval or denial require a $\geq 75\%$ favorable vote for approval; those with less than a 75% favorable vote will be considered unapproved and the motion deemed denied.

QUESTIONS ON COMMISSION REVIEW AND APPROVAL PROCESS?



JEFF A. BLAIR
FLORIDA BUILDING COMMISSION FACILITATOR



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PROCEDURAL GUIDELINES

- Be aware of background noise (amplified through electronic equipment).
- Keep your device(s) on mute (however, don't put your phone on hold).
- Wait to speak until requested by facilitator at the appropriate opportunities.
- Use the **Raise Hand Icon** if you wish to ask a question.

ABOUT THE FACILITATOR AND RELEVANT PROJECT EXPERIENCE



JEFF A. BLAIR
FLORIDA BUILDING COMMISSION FACILITATOR



<http://facilitatedsolutions.org>



ABOUT THE FACILITATOR

- **Jeff A. Blair** has over 35 years of experience in assessing and analyzing complex issues in public, private, and nonprofit organizations, and facilitating meetings designed to build consensus between stakeholder interests, and is the principle and owner of **Facilitated Solutions, LLC**.
- Jeff is retired research faculty at Florida State University (FSU) and served as Associate Director for the FCRC Consensus Center at FSU for twenty-one years.
- His primary area of focus is on designing and facilitating multi-party collaborative stakeholder consensus building processes involving scientific and technical issues.
- He specializes in facilitation and process design and in addition his work includes situation assessment, strategic planning and implementation, and consensus building among diverse stakeholder interests with divergent perspectives on complex issues.
- He has worked with federal, state, local government, non-governmental organizations, and private sector representatives to design and implement collaborative approaches to consensus-building, planning, rulemaking, and dispute resolution with an emphasis on stakeholder participation in the planning, design, implementation, and monitoring of policy actions in more than 190 projects and over 2500 meetings.



ABOUT THE FACILITATOR

- **Jeff A. Blair** serves as process designer, lead facilitator, and conflict resolution consultant for the Florida Department of Business and Professional Regulation's (DBPR) Florida Building Commission's (FBC) ongoing process of building consensus on all facets of the Florida Building Code System including facilitating over 2,000 individual meetings for the Commission since 1999 including 70 special issue stakeholder workgroup projects, all culminating in unanimously adopted consensus recommendations.

WORK FOR THE COMMISSION INCLUDES:

- Facilitating thousands of Technical Advisory Committee (TAC) meetings resulting in consensus recommendations to the Commission.
- Facilitating the Commission's eleven (11) TACs throughout the development of the Florida Building Code and the subsequent eight triennial Code updates from the 1st through the 9th editions of the Code.
- Facilitating 70 special issue stakeholder workgroups in 265 meetings, each convened to work with affected stakeholders to successfully develop broad-based consensus recommendations on the topical issues relevant to their scope and charge.



RELEVANT PROJECT EXPERIENCE

BUILDING CODE AND CONSTRUCTION INDUSTRY RELEVANT PROJECTS include designing and successfully facilitating to consensus and unanimous agreement between diverse stakeholder interests:

- **70 FLORIDA BUILDING COMMISSION SPECIAL ISSUES WORKGROUPS. 1999-2025.**

SELECT PROJECT AND ASSESSMENT EXAMPLES INCLUDE:

- Building Code System Assessment (2010). DCA/DBPR/FBC.
- **Construction Practices/Quality Assessment (2005). DCA/DBPR/FBC.**
- Florida Building Code and the Florida Fire Prevention Code Duplicate Provisions and **Overlapping Responsibilities Assessment (2005). DCA/DBPR/FBC.**
- Feasibility Assessment Regarding Conducting Negotiated Rulemaking to Establish Efficacy and **Performance Standards for Registering Termiticides for Use as a Preventative Treatment on New Construction (2002). FDACS.**
- Recommendations to Enhance Building Code and Municipal Code Enforcement Activities (2002). City of Fort Pierce Florida.
- **Feasibility Assessment Regarding Negotiated Rulemaking for Division of State Fire Marshal (2002). Florida Department of Financial Services (DSF).**



RELEVANT PROJECT EXPERIENCE

- Hurricane Research Advisory Committee (2005).
- Green Building Workgroup (2007).
- Florida Energy Code Workgroup (2009).
- Flood Resistant Standards Workgroup (2009). DEM and DBPR.
- Florida Accessibility Code Workgroup (2010).
- Energy Rating Index Workgroup (2016).
- Residential Construction Cost Impact Workgroup (2018).
- Hurricane Research Advisory Committee III (2020).
- Existing Building Inspection Workgroup (2022).

RELATED PROJECTS USING THE CONSENSUS SOLUTIONS PROCESS

- Apalachicola Bay System Initiative. Community Advisory Board. (2019 – 2023). Florida State University Coastal Marine Lab. Recommendations for the *Apalachicola Bay System Ecosystem-Based Adaptive Management and Restoration Plan*. **Adopted Unanimously 29 November 2023**. Resulted in the formation of *The Partners for a Resilient Apalachicola Bay* to ensure the Plan is implemented, monitored, and adapted as needed.
- Greater Pensacola Bay Oyster Ecosystem-Based Fishery Management Plan. Pensacola Bay System Stakeholder Working Group. (2019 - 2021). The Nature Conservancy. Recommendations for an Oyster Fisheries and Habitat Management Plan for the Pensacola Bay System. **Adopted Unanimously 17 March 2021**. Resulted in NOAA awarding the Pensacola and Perdido Bays Estuary Program \$10.9 million for implementation of the Plan.
- OysterFutures. OysterFutures Stakeholder Workgroup. (2015 – 2018). University of Maryland Center for Environmental Science, Virginia Institute of Marine Science, & Florida State University FCRC Consensus Center. National Science Foundation. Coastal SEES. Recommendations for Oyster Management and Restoration in the Choptank & Little Choptank Rivers. **Adopted Unanimously 24 March 2018**. Resulted in the Maryland Legislature codifying the *Consensus Solutions Process* for use by the Maryland Oyster Advisory Commission.

STAKEHOLDERS ARE AT THE CENTER OF THE CONSENSUS SOLUTIONS APPROACH

