

# FLORIDA BUILDING COMMISSION 2026 CODE UPDATE – 9<sup>TH</sup> EDITION (2026)

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

## TACs' PRELIMINARY REVIEW PROCESS ③

JUNE 2025



**JEFF A. BLAIR**  
**FLORIDA BUILDING COMMISSION'S FACILITATOR**



# TAC'S PRELIMINARY RECOMMENDATIONS TO THE COMMISSION PROCESS ③

## SECTION 1. GENERAL PROVISIONS

- TACs will consider proposed modifications June 16-17 and 23-27, 2025.
- Facilitator will serve as moderator, 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.

# TAC'S PRELIMINARY RECOMMENDATIONS TO THE COMMISSION PROCESS ③

## SECTION 1. GENERAL PROVISIONS

- For virtual meetings, when invited to comment, use the **Raise Hand** icon 🙋 if you wish to comment. For in person meetings, come to speakers' table.
- 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 PRELIMINARY RECOMMENDATIONS TO THE COMMISSION

## SECTION 2. CODE AMENDMENT REVIEW AND CONSIDERATION PROCESS

- TAC will vote in favor of the motion that the standing findings apply to all motions to approve proposed Code amendments (*Section 4*) prior to considering proposed Code amendments. The TAC will stand on the required findings for all motions to approve.
- Facilitator will introduce each proposed Code amendment by FBC Code Chapter and Section, by TAC based on the tracking chart order.
- Proponent of proposed Code amendment will speak first, followed by other proponents.
- Opponents of proposed Code amendment will follow proponents.
- Proponents/opponents will be allowed one (1) collective two-minute counterpoint opportunity.
- All Code amendments must be voted on individually, either to approve or to deny, and will require a motion and a second.
- Motions require a two-thirds (67%) favorable vote for approval.

# TAC'S PRELIMINARY RECOMMENDATIONS TO THE COMMISSION

## SECTION 3. TAC MEMBER MODIFICATIONS

- **TAC Modifications.** TAC members should avoid spending time modifying a Code amendment proposal, and instead TAC members should focus on providing a proponent with constructive comments for possible revision of their Code amendment during the 2<sup>nd</sup> 45 - day review/comment period.
- Any TAC modifications to a proposed Code amendment require: additional public comment, and TAC analysis of findings, rationale, and fiscal impact.
- ***Modifications:*** Modifications to proposed Code amendments may be suggested by any person participating in the TAC meeting. The person proposing the modification is deemed to be the proponent of the Code amendment. All modifications must be written, unless determined by the Chair to be either editorial or minor in nature. The proponent of the modification shall provide an electronic version in an editable format, and 20 hard copies to staff for distribution to the TAC prior to TAC consideration.

# TAC'S PRELIMINARY RECOMMENDATIONS TO THE COMMISSION

## SECTION 4. STANDING FINDINGS FOR MOTIONS TO APPROVE

- Facilitator will read the Commission adopted motion, ask for a motion and second to approve, and the TAC will then vote in favor.
- The Technical Advisory Committee moves that for all motions made to approve a proposed Code amendment, the Technical Advisory Committee votes to recommend that the Commission approve the amendment based on the Findings pursuant to the requirements of Section 553.73 (9)(a) and (9)(b), A- H, F.S.



# QUESTIONS ON TACs' PRELIMINARY REVIEW PROCESS?



**JEFF A. BLAIR**  
**FLORIDA BUILDING COMMISSION FACILITATOR**



<http://facilitatedsolutions.org>

# 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

- **Jeff A. Blair** has over 30 years of experience in assessing and analyzing complex issues 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.
- 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.



# 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 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).
- Hurricane Research Advisory Committee (2005). DBPR.
- Florida Energy Code Workgroup (2009). FBC/DCA/DBPR.
- Florida Accessibility Code Workgroup (2010). FBC/DBPR/DCA.
- Flood Resistant Standards Workgroup (2009). DEM/DBPR.
- Green Building Workgroup (2007). FBC/DBPR/DCA.



## RELEVANT PROJECT EXPERIENCE

Relevant projects include designing and successfully facilitating to consensus and unanimous agreement between diverse stakeholder interests:

- Oyster Coalition Workgroup (OCW). (2023 – 2024). Oyster Recovery Partnership (ORP). Recommendations for a Sustainable Oyster Restoration and Management Plan for Eastern Bay, Maryland. *Adopted Unanimously 5 December 2024.*
- Apalachicola Basin System Initiative (ABSI). Community Advisory Board (CAB). (2019 – 2023). Florida State University Coastal Marine Lab. Recommendations for an *Apalachicola Bay System Ecosystem-Based Adaptive Management and Restoration Plan*. *Adopted Unanimously 29 November 2023.*
- 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.*
- OysterFutures. OysterFutures Stakeholder Workgroup. (2015 – 2018). University of Maryland Center for Environmental Science, Virginia Institute of Marine Science, and Florida State University FCRC Consensus Center. National Science Foundation. Coastal SEES. Recommendations for Oyster Management and Restoration in the Choptank and Little Choptank Rivers. *Adopted Unanimously 24 March 2018.*
- Project FishSmart. (2008). Atlantic King Mackerel Fishery Stakeholder Workgroup. University of Maryland Center for Environmental Science and Florida State University FCRC Consensus Center. Atlantic King Mackerel Fishery Management Plan. *Adopted Unanimously 7 November 2008.*

# 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

