



TAC: Accessibility

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850-487-1824**

TAC: Accessibility

Total Mods for **Accessibility** in **Denied** : 1

Total Mods for report: 1

Sub Code: Building

1

CA11993		Date Submitted	02/11/2025	Section	105.2	Proponent	James Schock
Chapter	1	Affects HVHZ	No	Attachments	Yes		
TAC Recommendation	Denied						
Commission Action	Pending Review						

Comments

General Comments Yes

Alternate Language Yes

Related Modifications

Summary of Modification

This change removes permitting requirements for accessibility renovations to One and Two Family Dwellings providing an accessible entry and path of travel through the dwelling unless, it involves structural bearing walls.

Rationale

The reason for this modification is that the Florida Accessibility code does not apply to one and two family dwellings, therefore there is no code requirements specified other than the statutory 29 inch clear bathroom door.

Fiscal Impact Statement

Impact to local entity relative to enforcement of code

No impact.

Impact to building and property owners relative to cost of compliance with code

No cost impact however it will assist persons with disabilities to adapt their homes and allow for longer independent living to occur

Impact to industry relative to the cost of compliance with code

None

Impact to small business relative to the cost of compliance with code

Reduces cost of permitting to the disabled community.

Requirements

Has a reasonable and substantial connection with the health, safety, and welfare of the general public

Helps provide the disabled and senior population with the ability to continue independent living as long as possible

Strengthens or improves the code, and provides equivalent or better products, methods, or systems of construction

The Florida accessibility code does not apply to One and Two Family Dwellings other than requiring a 29 inch door in the bathroom. Therefore there really is no possible code review.

Does not discriminate against materials, products, methods, or systems of construction of demonstrated capabilities

This Modification does not discriminate against any materials, products or systems

Does not degrade the effectiveness of the code

This modification only eliminates permitting requirements for an issue that is not addressed by the code.

Alternate Language

2nd Comment Period

FA11993-A2

Proponent James Schock **Submitted** 7/16/2025 11:30:50 AM **Attachments** Yes

Rationale:

Based on public comment from the First Hearings. This is an effort to address some of the concerns. This alternate language provides limitations on ramp height and is more specific on what items would be exempt from permitting.

Fiscal Impact Statement

Impact to local entity relative to enforcement of code

It will reduce workload with no significant impact

Impact to building and property owners relative to cost of compliance with code

Reduces cost of compliance. No permitting fee

Impact to industry relative to the cost of compliance with code

Non

Impact to small business relative to the cost of compliance with code

Reduces cost of permitting to the disabled community.

Requirements

Has a reasonable and substantial connection with the health, safety, and welfare of the general public

Provides support to the disabled and senior community.

Strengthens or improves the code, and provides equivalent or better products, methods, or systems of construction

Delays in permitting has delayed disabled and seniors from coming home after rehab or other medical stays waiting on permits to be processed.

Does not discriminate against materials, products, methods, or systems of construction of demonstrated capabilities

Does not discriminate against any materials, products or systems of construction.

Does not degrade the effectiveness of the code

The code requirements remain in place this change only effects permitting.

2nd Comment Period

CA11993-G5

Proponent ROSEMARY MILES Submitted 8/15/2025 1:43:10 PM Attachments Yes
Comment:

Over the past two fiscal years, 95 individuals from diverse backgrounds and walks of life were supported with essential home accessibility modifications through our organization. These changes were life changing. They enabled people to return home from hospitals or nursing facilities, and empowered others to remain in their own homes with greater safety, dignity, and independence. Each of these individuals faced unique challenges. Some were recovering from surgery or injury, while others were navigating the long-term impacts of disability, aging, or chronic illness. For all of them, having a home environment that supported their daily living needs made a profound difference. Yet, despite these efforts, about half of those served still faced significant barriers. Some remained in institutional settings longer than necessary due to delays in receiving modifications due to permit requirements to safely access their home. Others continued to struggle with limited accessibility in their homes, which restricted their ability to fully engage in daily tasks such as bathing, cooking, or simply moving from room to room with ease. These experiences highlight the ongoing need for timely, person-centered support to ensure that everyone, regardless of age, ability, or circumstance can live safely and independently in a home that meets their needs. Recognizing these ongoing challenges, communities are looking at systemic ways to reduce obstacles. One promising step is removing permitting requirements for accessibility renovations to One- and Two-Family Dwellings, specifically when the changes are aimed at creating an accessible entry and path of travel through the home, unless the renovations involve structural bearing walls. By easing these permitting requirements, municipalities can support quicker, more cost-effective improvements without compromising safety. This thoughtful adjustment allows local governments to uphold building code integrity while removing bureaucratic delays that can hinder a person's ability to live independently at home.

CA11993-A2Text Modification

Proposed alternate revised language:

[A] 105.2 Work exempt from permit. Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code. Permits shall not be required for the following:

Accessibility:

~~Renovation of an existing residential One and Two Family Dwelling for purposes of providing accessibility access to and throughout the dwelling including ramps with rise of 48 inches or less, alteration to widen openings of interior doors, grab bars, and fixtures. This exemption does not include replacement of any exterior door or any interior or exterior structural element. path of travel through the dwelling to provide for an accessible route shall not require a permit unless it involves the renovation of an existing bearing wall.-~~

Gas:

1. Portable heating appliance.
2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

CA11993Text Modification

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Gas:

1. Portable heating appliance.
2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.



Resource Center for Disability Solutions

August 15, 2025

Public Comment CA11993-G5

Over the past two fiscal years, 95 individuals from diverse backgrounds and walks of life were supported with essential home accessibility modifications through our organization. These changes were life changing. They enabled people to return home from hospitals or nursing facilities, and empowered others to remain in their own homes with greater safety, dignity, and independence.

Each of these individuals faced unique challenges. Some were recovering from surgery or injury, while others were navigating the long-term impacts of disability, aging, or chronic illness. For all of them, having a home environment that supported their daily living needs made a profound difference.

Yet, despite these efforts, about half of those served still faced significant barriers. Some remained in institutional settings longer than necessary due to delays in receiving modifications due to permit requirements to safely access their home. Others continued to struggle with limited accessibility in their homes, which restricted their ability to fully engage in daily tasks such as bathing, cooking, or simply moving from room to room with ease.

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RCDSFL.org

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