



**FLORIDA  
BUILDING  
COMMISSION**

"STRONGER CODES THROUGH SCIENCE AND CONSENSUS"



**FACILITATOR'S SUMMARY REPORT OF THE  
DECEMBER 10, 2024 FLORIDA BUILDING COMMISSION MEETING  
ST. AUGUSTINE BEACH, FLORIDA**

**PROCESS DESIGN, CONSENSUS-BUILDING AND FACILITATION BY**



**REPORT BY JEFF A. BLAIR  
FACILITATED SOLUTIONS, LLC**

[FacilitatedSolutionsJB@gmail.com](mailto:FacilitatedSolutionsJB@gmail.com)  
<http://facilitatedsolutions.org>

*This document is available in alternate formats upon request to DBPR, Florida Building Codes and Standards,  
2601 Blair Stone Road, Tallahassee, FL 32399, (850) 487-1824*

**FLORIDA BUILDING COMMISSION  
DECEMBER 10, 2024 FACILITATOR’S MEETING SUMMARY REPORT**

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*Florida Peninsula – From Space*



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**OVERVIEW OF COMMISSION'S KEY ACTIONS AND DECISIONS**  
**TUESDAY, DECEMBER 10, 2024**

**I. PLENARY SESSION SUMMARY AND OVERVIEW**

The Commission conducted their December 10, 2024, Plenary Session in St. Augustine Beach, Florida. At the December meeting the Commission considered and decided on Chair's issues and recommendations, product and entity approvals, applications for accreditor and course approvals, applications for waivers from accessibility requirements, a legal report, a petition for a declaratory Statement, and recommendations from the Commission's various committees. In addition, the Commission received an update regarding UF's assessment of building damage caused by Hurricane Helene (September 26, 2024 – Jefferson County, Florida), and Hurricane Milton (October 9, 2024 – Siesta Key, Florida). Specific actions included voting to: **1)** Approve the updated Workplan and Schedule for development of the 8<sup>th</sup> Edition (2023), Florida Building Code; **2)** Approve the updated Workplan and Schedule for development of the 9<sup>th</sup> Edition (2026), Florida Building Code; **3)** Approve update to the Approved Final Report for the Research Project Titled: "*Review and Consider Possible Technical Changes to Section 553.9065, Florida Statutes,*" and to recommend that the Legislature incorporate the specified technical amendments, as updated, into section 553.9065, Florida Statutes; **4)** Incorporate the Commission's approved glitch amendment into the 8<sup>th</sup> Edition (2023), Florida Building Code, pursuant to Rule 61G20-1.001 – Florida Building Code Adopted, to publish a Notice of Proposed Rule, and subsequently to proceed with rule adoption, and to delegate authority to Alan Burke to sign rulemaking documents on behalf of the Commission; and **5)** Adopt the package of approved 2024 Model Code Changes for inclusion into the 9<sup>th</sup> Edition (2026), Florida Building Code, pursuant to Rule 61G20-1.001 – Florida Building Code Adopted, and to proceed with rule development for Rule 61G20-1.001 – Florida Building Code Adopted.

*(Attachment 1 – Meeting Evaluation Results)*

**II. CHAIR'S WELCOME**

Chairman Bourré welcomed the Commission, DBPR staff, and the public to St. Augustine Beach, Florida and the December 10, 2024, plenary session of the Florida Building Commission.

The Chair noted that in addition to considering regular procedural issues, updates, briefings, approvals, petitions, and reports, the primary task for the December 10, 2024, meeting was to decide on a Glitch Amendment for the 8<sup>th</sup> Edition (2023), Florida Building Code, and the TACs'

recommendations regarding the 2024 Model Code changes for inclusion in the 9<sup>th</sup> Edition (2026), Florida Building Code.

The Chair noted, that as always the Commission would provide an opportunity for public comment on each of the Commission's substantive discussion topics. Chairman Bourré expressed that if a member of the public wishes to comment on a specific substantive Commission agenda item, they should wait until the facilitator requests public comment and stacks a list of names at the appropriate times during the meeting. The Chair noted that public input is welcome, but should be offered before the Commission begins discussion and/or there is a motion on the floor.

### **III. COMMISSION ATTENDANCE**

The following Commissioners participated in the December 10, 2024 meeting:

Michael Bourré (Chair), James Batts, Don Brown, David Compton, John Garra, David John, Brian Langille, Asael Marrero, Fred Schilling, Jim Schock (Vice Chair), Brian Swope, and Tim Tolbert.

(12 of the 15 seated Commissioners attended – 80%).

*Absent Commissioners:*

Rodney Hershberger, Grey Marker, and Brad Schiffer.

### **DBPR STAFF PARTICIPATING**

Alan Burke, Sabrina Evans, Jim Hammers, Mo Madani, Marlita Peters, and Justin Vogel.

### **MEETING FACILITATION**

Meetings are facilitated, and meeting reports prepared by Jeff Blair from Facilitated Solutions, LLC. Information at: <http://facilitatedsolutions.org>.



### **PROJECT WEBPAGE**

Information on the Florida Building Commission project, including agenda packets, meeting reports, and related documents may be found at the Commission Webpage. Located at the following URL: <http://floridabuilding.org/c/default.aspx>

### **IV. AGENDA REVIEW AND APPROVAL**

Following are the key agenda items approved for consideration:

- To Approve Regular Procedural Topics (Agenda and Minutes).
- To Consider and Decide on Chair's Discussion Issues and Recommendations.
- To Receive an Update and Approve the Updated Florida Building Code, 8<sup>th</sup> Edition (2023), Workplan.
- To Receive an Update and Approve the Updated Florida Building Code, 9<sup>th</sup> Edition (2026), Workplan.
- To Receive an Update Regarding Survey of Building Damage from Hurricane Helene and Hurricane Milton.

- To Consider/Decide on Applications for Product Approval and Entity Approval.
- To Consider/Decide on Applications for Accreditor and Course Approval.
- To Consider/Decide on Applications for Waiver from Accessibility Requirements.
- To Receive a Legal Report Briefing.
- To Consider/Decide on Petition(s) for Declaratory Statement(s).
- To Review and Consider Approval of Update to the Final Report for the Research Project Titled: “Research Project Titled: “Review and Consider Possible Technical Changes to Section 553.9065, Florida Statutes.”
- To Receive/Decide on Reports and Recommendations from Committees and Workgroups(s).
- To Conduct a Rule Workshop on Rule 61G20-1.001, F.A.C. – TAC’s Recommendation Regarding a Proposed Glitch Amendment to the 8<sup>th</sup> Edition (2023), Florida Building Code.
- To Conduct a Rule Workshop on Rule 61G20-1.001, F.A.C. – TAC’s Recommendations Regarding the Review of the 2024 Model Codes Changes for the Update to the Florida Building Code, 9<sup>th</sup> Edition, (2026).
- To Hear Public Comment.
- To Review Needed Next Steps, Assignments, and Agenda Items for Next Meeting (February 11, 2025, Web-Based and Teleconference Virtual Meeting).

***Commission Action:***

**MOTION** – The Commission voted unanimously, 12 - 0 in favor, to approve the agenda for the December 10, 2024 meeting as amended.

***Amendment(s)***

Review and Consider Approval of Proposed Update to the Final Report for the Research Project Titled: “Research Project Titled: “Review and Consider Possible Technical Changes to Section 553.9065, Florida Statutes.”

*(Attachment 2 – December 10, 2024 Commission Agenda)*

**V. APPROVAL OF THE OCTOBER 15, 2024 AND NOVEMBER 13, 2024 MEETING MINUTES AND FACILITATOR’S SUMMARY REPORTS**

Chairman Bourré inquired whether there were any corrections or additions to the posted October 15, 2024\*, and/or November 13, 2024, Meeting Minutes and/or Facilitator’s Summary Reports that were posted electronically in advance of the meeting. There were one amendment offered, and the Commission took the following action:

***Commission Action:***

**MOTION** – The Commission voted unanimously, 12 - 0 in favor, to approve the October 15, 2024\*, and November 13, 2024, Meeting Minutes and Facilitator’s Summary Reports as amended\* and as posted/presented.

***Amendment(s)***

Correct spelling of Commissioner Garra’s name in the October Meeting Minutes.

## **VI. CHAIR’S DISCUSSION ISSUES AND RECOMMENDATIONS**

### **A) TAC Appointment**

There were no appointments for the December 10, 2024 meeting.

### **B) Appreciation Plaque for Jeff Gross**

Commissioner Jeff Gross was honored by the presentation of a plaque for his service to the Commission.

### **C) Future Commission Meeting Dates**

The Chair reported that the Commission’s next meeting is February 11, 2025, and will be conducted as a web-based and teleconference virtual meeting. Following are dates for the remaining regular bimonthly Commission meetings scheduled for 2025:

- April 15, 2025 – Onsite Location TBD
- June 10, 2025 – Web-Based and Teleconference Virtual Meeting
- August 12, 2025 – Onsite Location TBD
- October 14, 2025 – Web-Based and Teleconference Virtual Meeting
- December 9, 2025 – Onsite Location TBD

### **D) Updated Commission Milestones**

The Chair reminded participants that the Updated Commission Milestones document (updated as of November 23, 2024) is linked to the December 10, 2024 FBC Agenda on the BCIS.

## **VII. 8<sup>TH</sup> EDITION (2023), AND 9<sup>TH</sup> EDITION (2026), FLORIDA BUILDING CODE WORKPLAN DEVELOPMENT UPDATES**

### **A) 8<sup>TH</sup> EDITION (2023), FLORIDA BUILDING CODE WORKPLAN UPDATE**

Mo Madani provided the Commission with an update on the Workplan and Schedule for development of the 2023 Code Update Process – 8<sup>th</sup> Edition (2023), Florida Building Code, and answered member questions.

Following the opportunity provided for questions and answers, public comment, and Commission discussion, the Commission took the following action:

#### ***Commission Action:***

**MOTION** – The Commission voted unanimously, 12 – 0 in favor, to approve the updated Workplan and Schedule for development of the 8<sup>th</sup> Edition (2023), Florida Building Code.

*(Attachment 5 – Approved 2023 Code Update Workplan and Schedule)*

### **B) 9<sup>TH</sup> EDITION (2026), FLORIDA BUILDING CODE DEVELOPMENT WORKPLAN**

Mo Madani provided the Commission with a Draft Workplan for development of the 2026 Code Update Process – 9<sup>th</sup> Edition (2026), Florida Building Code, and answered member questions.

Following the opportunity provided for questions and answers, public comment, and Commission discussion, the Commission took the following action:

***Commission Action:***

**MOTION** – The Commission voted unanimously, 12 – 0 in favor, to approve the updated Workplan and Schedule for development of the 9<sup>th</sup> Edition (2026), Florida Building Code.

*(Attachment 6 – Approved 2026 Code Update Workplan)*

**VIII. SURVEY OF BUILDING DAMAGE FROM HURRICANE HELENE AND HURRICANE MILTON PRELIMINARY UPDATES**

Chairman Bourré reminded the Commission that Hurricane Helene made landfall at the mouth of the Aucilla River (Jefferson and Taylor counties) in the Big Bend of Florida’s Gulf Coast at 11:10 p.m. on Thursday, September 26, 2024, as a major Category 4 Hurricane with maximum sustained winds of 140 mph. Only two weeks later, Hurricane Milton made landfall at Siesta Key, in Sarasota County Florida at 8:30 p.m. on Wednesday, October 9, 2024, as a powerful Category 3 Hurricane with maximum sustained winds of 120 mph. In order to evaluate the Code’s effectiveness against wind and water intrusion, the Commission has an ongoing contract with the University of Florida (UF) to conduct/survey building damage assessment of hurricanes impacting Florida. At the October 15 meeting Dr. David Prevatt from UF provided the Commission with an update regarding UF’s preliminary assessment of building damage caused by Hurricane Helene and Hurricane Milton.

During the December 2024 meeting Dr. David Prevatt provided the Commission with an update regarding the damage assessment. The presentation will be posted to the BCIS.

Following is a summary of UF’s observations:

**Hurricane Helene:**

- Freeboard still the most significant predictor of performance.
- Areas with most significant impacts (Big Bend) **do not have a CCCL** (no sandy beaches), so some opportunities to look at performance and construction relative to what would be required by the CCCL.
- Deep foundations needed for elevated houses.
- Elevated structures: New research by FIU and UF will propose ASCE 7 wind design load modifications for elevated structures.

**Hurricane Milton’s Tornado outbreak:**

- Significant structural damage to some new homes even in near- and below-design wind speeds per NWS estimates – **are performance goals of the Florida Building Code clear in design-level events?**
- Nail pull-through capacity appears to be causing premature failures of roof sheathing – **revisit withdrawal capacity of fasteners relative to pull-through capacity** (ideally, capacities should be similar).
- Some garage doors may be failing prematurely due to combination of pressure and debris impacts – cascading impacts due to assumption that homes remain enclosed during design-level event.
- Opportunity to (re)calibrate EF Scale damage-to-wind speed estimates from structures designed to withstand hurricane wind speeds.



## **IX. APPLICATIONS FOR PRODUCT AND ENTITY APPROVAL**

Jeff Blair presented the Product Approval Program Oversight Committee's recommendations for the consent agenda of entities recommended for approval to the 2023 Code, the consent agenda of products recommended for approval to the 2023 Code, and the consent agendas of products with comments recommended for approval and for denial, each in turn.

### ***Commission Action on the Consent Agenda for Entities Approvals – 2023 Code:***

**MOTION** – The Commission voted unanimously, 12 - 0 in favor, to approve the consent agenda of product approval entities to the 2023 Code (10) as posted.

### ***Commission Actions on the Consent Agenda for Product Approval – 2023 Code:***

**MOTION** – The Commission voted unanimously, 12 - 0 in favor, to approve the consent agenda of products (155) recommended for approval to the 2023 Code as posted.

Jeff Blair presented the Product Approval Program Oversight Committee's recommendations for product approvals to the 2023 Code with comments.

### ***Commission Actions Regarding Product Approval Applications With Comments – 2023 Code:***

**MOTION** – The Commission voted unanimously, 12 - 0 in favor, to approval the product approval applications to the 2023 Code with comments recommended for approval (3) as reflected in the posted documentation (FL 46874, FL 47056, and FL 47061).

**MOTION** – The Commission voted unanimously, 12 - 0 in favor, to conditionally approve the products recommended for conditional approval (4) to the 2023 Code based on the conditions recommended by DBPR staff and reflected in the posted documentation (FL 33106 R-14, FL 46665, FL 47083, and FL 47089).

### ***Commission Actions Regarding DBPR Applications:***

There was no Commission action required regarding the December 2024 DBPR Applications. The complete results of Commission decisions regarding applications for product and entity approvals are available on the BCIS. (*See BCIS Website for Linked Committee Report*)

## **X. APPLICATIONS FOR ACCREDITOR AND COURSE APPROVAL**

Commissioner Langille presented the applications, and the Commission reviewed and decided on the accreditor and course applications submitted for their consideration as follows:

### ***Commission Actions:***

**MOTION** – The Commission voted unanimously, 12 – 0 in favor, to approve advanced accredited course numbers (4): 1313.0, 1312.0, 1306.0, and 1314.0.

**MOTION** – The Commission voted unanimously, 12 – 0 in favor, to conditionally approve advanced accredited course numbers (5): 1307.0, 1308.0, 1309.0, 1310.0, and 1311.0 for compliance with Rule 61G20-6.002 subject to the conditions stated.

**MOTION** – The Commission voted unanimously, 12 – 0 in favor, to approve administratively approved updated course numbers (3): 1115.1, 365.5, and 394.5.

**MOTION** – The Commission voted unanimously, 12 – 0 in favor, to conditionally approve administratively approved self-affirmed (one-change) updated course number(s) (1): 1053.1 for compliance with Rule 61G20-6.002 subject to the conditions stated.

## **XI. APPLICATIONS FOR WAIVERS FROM ACCESSIBILITY REQUIREMENTS**

Justin Vogel, Accessibility Advisory Council legal advisor, presented the Accessibility Advisory Council’s recommendations for the waiver applications, and the Commission reviewed and decided on the waiver application submitted for their consideration.

### ***Commission Actions Regarding Accessibility Waiver Applications:***

**1. Jefferson 761 745 LLC – Waiver 694 - 761 Jefferson Ave., Miami Beach 33139**

**MOTION** – The Commission voted unanimously, 12 – 0 in favor, to grant the waiver for vertical accessibility to the first floor of two-story apartment building, to the extent it has been made necessary on the basis that the project in question falls outside the scope of chapter 553, part II, Florida Statutes, and the Florida Building Code, Accessibility, 8th Edition (2023), and vertical accessibility to the first floor of the structure is therefore not required.

**2. Dennis Rodrigo Figueroa – Waiver 696 - 825 Brickell Bay, Miami 33131**

**MOTION** – The Commission voted unanimously, 12 – 0 in favor, to grant the waiver for vertical accessibility to the second floor on the grounds of technical infeasibility.

**3. 283 Royal Poinciana Way Office Building – Waiver 665 - 283 Royal Poinciana Way, Palm Beach 33480**

**MOTION** – The Commission voted unanimously, 12 – 0 in favor, to grant the waiver for vertical accessibility to the second floor on the grounds of economic hardship.

## **XII. LEGAL REPORT**

Justin Vogel, Commission Legal Counsel, updated the Commission on outstanding legal matters relevant to the Commission. Justin reported that there were no outstanding legal matters to report for the December meeting.

## **XIII. PETITION(S) FOR DECLARATORY STATEMENT(S)**

Justin Vogel, Commission Legal Counsel, presented each declaratory statement in turn. Following are the actions taken by the Commission regarding the petitions for declaratory statement(s).

**1. DS 2024-039 by Chad Villers of Parge Guard LLC**

**Motion** – The Commission voted unanimously, 12 - 0 in favor, to approve the Product Approval POC’s recommendation, to adopt staff’s analysis regarding the question(s) presented in the Petition.

**2. DS 2024-040 by Jalal Al-Farooq of Al-Farooq Corporation**

**Motion** – The Commission voted unanimously, 12 - 0 in favor, to approve the Product Approval POC’s recommendation, to adopt staff’s analysis (Option #2) regarding the question(s) presented in the Petition.

#### **XIV. APPROVAL OF UPDATE TO FINAL REPORT FOR RESEARCH PROJECT TITLED: “REVIEW AND CONSIDER POSSIBLE TECHNICAL CHANGES TO SECTION 553.9065, FLORIDA STATUTES.”**

Chairman Bourré stated, that at the November 13, 2024 Special Issue Commission meeting the Commission voted unanimously to approve the Final Draft Report for the Research Project Titled: “*Review and Consider Possible Technical Changes to Section 553.9065, Florida Statutes,*” as amended. Subsequently, FSEC further evaluated an alternative for meeting the requirements of sections R402 of the Florida Building Code, 8th Edition (2023), Energy Conservation. The Chair noted that FSEC would provide their recommendation regarding the proposed alternative to the requirements prior to the Commission’s consideration of approving an Updated Final Report.

Following is the procedural sequencing followed for the Commission’s review and approval of the Updated Approved Final Research Project Report:

- Mo Madani provided a brief overview–introduction.
- Rob Vieira of FSEC at the University of Central Florida provided a summary of the Update(s) to the Approved Final Report.
- Commissioners were provided an opportunity to ask clarifying questions regarding the Updated Report.
- An opportunity for public comment was provided.
- Commission Discussion and Consideration for approval the Updated Approved Final Report.

Following the opportunity provided for questions and answers, public comment, and Commission discussion, the Commission took the following action:

##### ***Commission Action:***

**MOTION** – The Commission voted unanimously, 12 – 0 in favor, to approve the update(s) to the Approved Final Report for the Research Project Titled: “*Review and Consider Possible Technical Changes to Section 553.9065, Florida Statutes,*” and to recommend that the Legislature incorporate the specified technical amendments, as updated, into section 553.9065, Florida Statutes.

#### **XV. COMMITTEE REPORTS AND RECOMMENDATIONS**

TAC and POC chairs were requested to confine their reports to a brief summary of any key recommendations, emphasizing any issues requiring an action from the Commission. In addition, it was requested if the TAC and/or POC requires Commission action, the chair(s) should frame the needed action in the form of a proposed motion to ensure that the Commission understands exactly what the TACs’ and/or POCs’ are recommending, and the specific action requested of the Commission. Acceptance of a committee report does not approve any recommendations contained within the report, and all specific recommendations must be considered by separate motions. Committee reports are linked to the Commission’s October 15, 2024 Agenda on the BCIS.

##### ➤ **Education POC**

Commissioner Langille presented the POC’s report and any recommendations.

##### ***Commission Action:***

**MOTION** – The Commission voted unanimously, 12 – 0 in favor, to accept the POC’s report as presented/posted (November 22, 2024).

➤ **Energy TAC**

Mo Madani presented the TAC’s report(s) and any recommendations.

**Commission Action:**

**MOTION** – The Commission voted unanimously, 12 – 0 in favor, to accept the TAC’s report(s) as presented/posted (November 13, 2024).

➤ **Hurricane Research Advisory Committee**

Jeff Blair presented the HRAC’s report(s) and any recommendations.

**Commission Action:**

**MOTION** – The Commission voted unanimously, 12 – 0 in favor, to accept the HRAC’s report(s) as presented/posted (November 13, 2024).

➤ **Product Approval POC**

Commissioner Hershberger presented the TAC’s report and any recommendations.

**Commission Action:**

**MOTION** – The Commission voted unanimously, 12 – 0 in favor, to accept the POC’s report and Facilitator’s Summary Report as presented/posted (November 22, 2024).

## **XVI. RULE WORKSHOP ON RULE 61G20-1.001, F.A.C. – GLITCH AMENDMENT TO THE 8<sup>TH</sup> EDITION (2023) FBC**

Chairman Bourré reported that the Commission’s Mechanical TAC met on October 11, 2024, to make a recommendation to the Commission regarding a proposed glitch amendment for the 8<sup>th</sup> Edition (2023), Florida Building Code, and voted unanimously to recommend the Commission adopt the proposed Glitch Amendment.

The Chair noted that for the December Rule Workshop the Commission would consider and decide on the glitch amendment proposed for the 8<sup>th</sup> Edition (2023), Florida Building Code.

At the Chair’s request, Jeff Blair reviewed the procedural sequencing for the Commission’s consideration of the proposed glitch amendment to the 8<sup>th</sup> Edition (2023), FBC.

Jeff Blair reviewed the procedural sequencing as follows:

**Procedural Sequencing:**

- Jeff Blair reviewed the process for the Commission’s review, and the criteria for proposed glitch amendments pursuant to the requirements of Section 553.73 (8)(b) and (a), F.S..
- Justin Vogel, the Commission’s legal counsel, provided any legal clarifications and Mo Madani provided any technical clarifications requested by the Commission.

**Glitch Amendment Consideration Process:**

- There is only one Glitch Amendment up for consideration.
- The Mechanical TAC voted unanimously to recommend the Commission approve the proposed Glitch Amendment for inclusion in the 8<sup>th</sup> Edition (2023), Florida Building Code.
- Facilitator will introduce the Glitch Amendment.

- Proponents of the proposed glitch amendment will speak first (3 minutes per person).
- Opponents of the proposed glitch amendment will follow proponents (3 minutes per person).
- No point counter points.
- The Commission will vote either to approve or deny the glitch amendment.
- Motions require a  $\geq 75\%$  favorable vote for approval; those with less than a 75% favorable vote, are deemed denied.

Following the opportunity provided for questions and answers, public comment, and Commission discussion, the Commission took the following action:

**MOTION** – The Commission voted unanimously, 12 – 0 in favor, to incorporate the Commission’s approved glitch amendment into the 8<sup>th</sup> Edition (2023), Florida Building Code, pursuant to Rule 61G20-1.001 – Florida Building Code Adopted, to publish a Notice of Proposed Rule, and subsequently to proceed with rule adoption, and to delegate authority to Alan Burke to sign rulemaking documents on behalf of the Commission.

## **XVII. RULE WORKSHOP ON RULE 61G20-1.001, F.A.C. – TACs’ RECOMMENDATIONS REGARDING THE 2024 MODEL CODES CHANGES FOR THE 9<sup>TH</sup> EDITION (2026), FLORIDA BUILDING CODE**

Chairman Bourré reported that the Commission’s eleven Technical Advisory Committees (TACs) met from September 12 – 20, 2024, to review and make recommendations regarding whether the Commission should include specific 2024 Model Code changes into the 9<sup>th</sup> Edition (2026) FBC. The TACs’ recommendations were posted to the BCIS on October 8, 2024. In addition, the Residential Construction Cost Impact Workgroup (RCCIWG) met on August 20, 2024, to provide comments to the Commission regarding the costs/impacts of the Model Code changes. These comments have been incorporated into the TACs’ recommendations.

The Commission adopted the Review Process for 2024 Model Code Changes and the Workplan for the 2026 Code Update Process, 9<sup>th</sup> Edition (2026), Florida Building Code at the June 18, 2024 meeting.

The Chair noted that for the December Rule Workshop the Commission would consider and decide on the TAC’s Recommendations Regarding the Review of the 2024 Model Code Changes for the Update to 9<sup>th</sup> Edition (2026), the Florida Building Code. The Chair expressed, that as a courtesy he would pull the submitted requests for individual consideration since there were only five, and all were requested timely.

At the Chair’s request, Jeff Blair reviewed the procedural sequencing for the Commission’s review and decisions on 2024 Model Code changes recommended for inclusion into the 9<sup>th</sup> Edition (2026), Florida Building Code.

Jeff Blair reviewed the procedural sequencing for the Commission’s review and decisions on 2024 Model Code changes recommended for inclusion into the 9<sup>th</sup> Edition (2026), Florida Building Code as follows:

### **Procedural Sequencing:**

- Jeff Blair reviewed the process for the Commission’s review and decisions on 2024 Model Code changes recommended for inclusion into the 9<sup>th</sup> Edition (2026), Florida Building Code.

- Justin Vogel, the Commission’s legal counsel, provided any legal clarifications and Mo Madani provided any technical clarifications requested by the Commission.

**TAC Recommendations on I-Code Changes Review Process:**

The following process was used to decide on TAC recommendations in turn:

- **CONSENT AGENDA RECOMMENDED FOR DENIAL:** Approval of consent agenda of TAC’s recommendations for denial of specific 2024 Model Code Changes.

*Note:* Commissioners should pull-off any changes that would prevent them from voting to approve the consent agenda of matrices recommended for denial by the TAC and as posted to the BCIS.

*MOTION* to approve the consent agenda for denial and deny all of the Model Code Changes on the consent agenda.

- **CONSENT AGENDA RECOMMENDED FOR APPROVAL:** Approval of consent agenda of TAC’s recommendations regarding proposed Model Code Changes recommended for approval.

*Note:* Commissioners should pull-off any change(s) that would prevent them from voting to approve the consent agenda of matrices recommended for approval by the TAC and as posted to the BCIS.

*MOTION* to approve the consent agenda for approval and approve all of the Model Code Changes on the consent agenda.

- **MODEL CODE CHANGES PULLED FOR INDIVIDUAL CONSIDERATION**

*MOTION* to approve or *MOTION* to deny.

*Note:* Any Model Code Change considered individually that does not receive a second is deemed denied due to failure to receive a second.

- Facilitator will introduce 2024 Model Code changes by “Consent Agendas Recommended for Denial” and by “Consent Agendas Recommended for Approval” by TAC in turn (each consent agenda reflects multiple matrices with model code changes organized by FBC Chapter and Section within the TAC’s purview).
- The public will be invited to speak on any of the Model Code changes (“Consent Agenda Recommended for Denial” or “Consent Agenda Recommended for Approval”) by TAC in turn as introduced by the Facilitator, with a 3-minute time limit. The commenter should address why they think the Commission should or should not recommend including the Model Code change into the 9<sup>th</sup> Edition (2026) FBC.
- Public comments will be limited to a maximum of three minutes (3) per person. However, a Commission member may request clarification of public comments through the Chair or Facilitator.
- If there is public comment requesting approval of a Model Code change on a Consent Agenda Recommended for Denial,” the proponents in favor of including the Model Code change into the 9<sup>th</sup> Edition (2026) FBC will speak first.
- Opponents of including the Model Code change into the 9<sup>th</sup> Edition (2026) FBC will follow proponents.
- If there is public comment requesting denial of a Model Code change on a “Consent Agenda Recommended for Approval,” opponents of including the Model Code change into the 9<sup>th</sup> Edition (2026) FBC will speak first.

- Proponents of including the Model Code change into the 9<sup>th</sup> Edition (2026) FBC will follow opponents.
- There will be no rebuttal opportunities for this Phase.
- Motions require a ≥ 75% favorable vote for approval; those with less than a 75% favorable vote, are deemed denied.

Following the opportunity provided for questions and answers, public comment, and Commission discussion, the Commission took the following action:

**MOTION** – The Commission voted unanimously, 12 – 0 in favor, to adopt the package of approved 2024 Model Code Changes for inclusion into the 9<sup>th</sup> Edition (2026), Florida Building Code, pursuant to Rule 61G20-1.001 – Florida Building Code Adopted, and to proceed with rule development for Rule 61G20-1.001 – Florida Building Code Adopted.

*(Attachment 7 – Commission’s Actions on Model Code Changes)*

## **XVIII. COMMISSION MEMBER COMMENTS AND ISSUES**

Commission members were invited to offer any general comments to the Commission, or identify any issues or agenda items for the next Commission meeting.

*Commissioner Comments:*

- No additional comments were provided.

### **GENERAL PUBLIC COMMENT**

Members of the public were offered an opportunity to provide comments during each of the Commission’s substantive discussion agenda items. In addition, for general public comment members of the public were invited to address the Commission on any issues under the Commission’s purview.

*Public Comments:*

- No public comments were provided.

## **XIX. NEXT COMMISSION MEETING OVERVIEW AND ASSIGNMENTS**

The February 11, 2025 meeting, will focus on the Commission’s regular procedural and substantive issues, and any needed rule making initiatives. The February 2025 meeting will be conducted as a Web-Based and Teleconference Virtual Meeting.

*(Attachment 5 – Commission Meeting Schedule)*

### **ADJOURNMENT**

The Chair thanked Commission members, staff and the public for their participation, and adjourned the meeting at 11:09 a.m. on TBD, December 10, 2024.

**ATTACHMENT 1**  
**FLORIDA BUILDING COMMISSION MEETING EVALUATION RESULTS**

**DECEMBER 10, 2024 – ST. AUGUSTINE BEACH, FLORIDA**

*Average rank using a 0 to 10 scale, where 0 means totally disagree and 10 means totally agree.  
(8 of the 12 Commissioners in Attendance Completed the Evaluation – 67%).*

**1. OVERALL MEETING ASSESSMENT.**

- 10.0 The background information was very useful.
- 10.0 The agenda packet was very useful.
- 10.0 The objectives for the meeting were stated at the outset.
- 10.0 Overall, the objectives of the meeting were fully achieved.

**2. COMMISSIONERS LEVEL OF AGREEMENT THAT THE MEETING OBJECTIVES WERE ACHIEVED.**

- 10.0 Chair's Discussion Issues/Recommendations.
- 10.0 8<sup>th</sup> Edition (2023), and 9<sup>th</sup> Edition (2026), FBC Updated Workplans Approval.
- 10.0 Survey of Building Damage from Hurricane Helene and Hurricane Milton Update.
- 10.0 Applications for Products and Product Approval Entities Approvals.
- 10.0 Applications for Accreditor and Course Approvals.
- 10.0 Application(s) for Waivers from Accessibility Requirements Decision(s).
- 10.0 Legal Report.
- 10.0 Petition(s) for Declaratory Statement(s) Decision(s).
- 10.0 TAC, POC, Committee, and Workgroup Reports and Recommendations.
- 10.0 Rule Workshop on Rule 61G20-1.001, F.A.C. – Glitch Amendment.
- 10.0 Rule Workshop on Rule 61G20-1.00 – TAC Rec's Regarding Model Code Changes.

**3. HOW WELL THE FACILITATOR HELPED THE COMMISSIONERS ENGAGE IN THE MEETING.**

- 10.0 The members followed the direction of the Facilitator.
- 10.0 The Facilitator made sure the concerns of all members were heard.
- 10.0 The Facilitator helped us arrange our time well.
- 10.0 Commission actions were documented accurately in previous meeting's Facilitator's Report.

**4. COMMISSIONERS LEVEL OF SATISFACTION WITH THE MEETING.**

- 10.0 Overall, I am very satisfied with the meeting.
- 10.0 I was very satisfied with the services provided by the Facilitator.
- 10.0 I am satisfied with the outcome of the meeting.

**5. HOW WELL THE NEXT STEPS WERE COMMUNICATED.**

- 10.0 I know what the next steps following this meeting will be.
- 10.0 I know who is responsible for the next steps.



**6. WHAT COMMISSIONERS LIKED BEST ABOUT THE MEETING.**

- The report from UF on the hurricanes.
- Fast!

**7. COMMENTS REGARDING HOW THE MEETING COULD HAVE BEEN IMPROVED.**

- View of the presentation screen.

**COMMENTS ON SPECIFIC EVALUATION TOPICS.**

- None were offered.

**ATTACHMENT 2  
DECEMBER 10, 2024 MEETING AGENDA**

**FLORIDA BUILDING COMMISSION  
PLENARY SESSION  
VIRTUAL MEETING**

**MEETING OBJECTIVES**

- ✓ To Approve Regular Procedural Topics (Agenda and Minutes).
- ✓ To Consider and Decide on Chair's Discussion Issues and Recommendations.
- ✓ To Receive an Update and Approve the Updated Florida Building Code, 8<sup>th</sup> Edition (2023), Workplan.
- ✓ To Receive an Update and Approve the Updated Florida Building Code, 9<sup>th</sup> Edition (2026), Workplan.
- ✓ To Receive an Update Regarding Survey of Building Damage from Hurricane Helene and Hurricane Milton.
- ✓ To Consider/Decide on Applications for Product Approval and Entity Approval.
- ✓ To Consider/Decide on Applications for Accreditor and Course Approval.
- ✓ To Consider/Decide on Applications for Waiver from Accessibility Requirements.
- ✓ To Receive a Legal Report Briefing.
- ✓ To Consider/Decide on Petition(s) for Declaratory Statement(s).
- ✓ To Receive/Decide on Reports and Recommendations from Committees and Workgroups(s).
- ✓ To Conduct a Rule Workshop on Rule 61G20-1.001, F.A.C.: TAC's Recommendation Regarding a Proposed Glitch Amendment to the 8<sup>th</sup> Edition (2023), Florida Building Code.
- ✓ To Conduct a Rule Workshop on Rule 61G20-1.001, F.A.C.: TAC's Recommendations Regarding the Review of the 2024 Model Codes Changes for the Update to the Florida Building Code, 9<sup>th</sup> Edition, (2026).
- ✓ To Hear Public Comment.
- ✓ To Review Needed Next Steps, Assignments, and Agenda Items for Next Meeting (February 11, 2025, Web-Based and Teleconference Virtual Meeting).

**COMMISSION AND COMMITTEES – ON SITE & VIRTUAL MEETINGS**

November 13, 2024	8:30 a.m.	Energy Technical Advisory Committee
November 13, 2024	10:30 a.m.	Hurricane Research Advisory Committee
November 13, 2024	1:30 p.m.	Florida Building Commission – Special Issue Meeting
November 22, 2024	9:00 a.m.	Education Program Oversight Committee
November 22, 2024	10:00 a.m.	Product Approval Program Oversight Committee
November 22, 2024	2:00 p.m.	Accessibility Advisory Council Committee

**MEETING AGENDA – DECEMBER 10, 2024**

*All Agenda Times—including Adjournment—are Approximate and Subject to Change*

<b>8:30 a.m.</b>	<b>1)</b>	<b>Welcome and Opening, Roll Call</b>
	<b>2)</b>	<b>Review and Approval of Meeting Agenda</b>
	<b>3)</b>	<b>Review and Approval of the October 15, 2024, and November 13, 2024, Meeting Minutes and Facilitator’s Summary Reports</b>
	<b>4)</b>	<b>Chair’s Discussion Issues</b>  <b>Future Meetings:</b> <ul style="list-style-type: none"> <li>• February 11, 2025 – Web-Based and Teleconference Virtual Meeting</li> <li>• April 15, 2025 – Onsite Location TBD</li> </ul>

	<ul style="list-style-type: none"> <li>• June 10, 2025 – Web-Based and Teleconference Virtual Meeting</li> <li>• August 12, 2025 – Onsite Location TBD</li> <li>• October 14, 2025 – Web-Based and Teleconference Virtual Meeting</li> <li>• December 9, 2025 – Onsite Location TBD</li> </ul> <p><b>Updated Commission Milestones</b></p>
5)	<b>8<sup>th</sup> Edition (2023), Florida Building Code Workplan Status Update and Approval</b> <b>9<sup>th</sup> Edition (2026), Florida Building Code Workplan Status Update and Approval</b>
6)	<b>Applications for Product (2023) and Entity Approval</b>
7)	<b>Applications for Accreditor and Course Approval</b>
8)	<b>Applications for Waiver from Accessibility Requirements</b>
9)	<b>Legal Report</b>
10)	<b>Declaratory Statements Report</b> A. DS 2024-039 by Chad Villers of Parge Guard LLC B. DS 2024- 040 by Jalal Al-Farooq of Al-Farooq Corporation
11)	<b>Committee Reports</b> A. Education Program Oversight Committee (November 22, 2024) B. Energy Technical Advisory Committee (November 13, 2024) C. Hurricane Research Advisory Committee (November 13, 2024) D. Product Approval Program Oversight Committee (November 22, 2024) Facilitator’s Report
12)	<b>Commissioner Comment</b>
13)	<b>Public Comment</b>
14)	<b>Rule Workshop on Rule 61G20-1.001, Florida Administrative Code</b> Glitch Amendments for the 8 <sup>th</sup> Edition (2023) Florida Building Code
15)	<b>Rule Workshop for Rule 61G20-1.001:</b> TAC’s Recommendations Regarding the Review of the 2024 International Code Changes for the Update to the Florida Building Code, 9 <sup>th</sup> Edition, (2026) (will continue December 11, 2024, if necessary)
16)	<b>Adjourn Commission Plenary Session</b>

**ATTACHMENT 3**  
**KEY TO COMMON ABBREVIATIONS**

ABBREVIATION	DEFINITION
ADA	Americans With Disabilities Act
ADAAG	ADA Accessibility Guidelines for Buildings and Facilities
BCSA	Florida Building Code System Assessment
BOAF	Building Officials Association of Florida
DACS or FDACS	Florida Department of Agriculture and Consumer Services
DBPR	Department of Business and Professional Regulations
DCA	Department of Community Affairs (Abolished in 2011)
DEP or FDEP	Florida Department of Environmental Protection
DOE	U.S. Department of Energy
DOH or FDOH	Florida Department of Health
DOJ	U.S. Department of Justice
EPA	U.S. Environmental Protection Agency
FACBC	Florida Accessibility Code for Building Construction
FAR	Florida Administrative Register
FBC	Florida Building Code
FBC	Florida Building Commission
FECC	Florida Energy and Conservation Code
FIU	Florida International University
FSEC	Florida Solar Energy Center (University of Central Florida)
FSU	Florida State University
IBC	International Building Code
ICC	International Code Council
POC	Program Oversight Committee (Education and Product Approval)
TAC	Technical Advisory Committee
UF	University of Florida

## ATTACHMENT 4

### FLORIDA BUILDING COMMISSION HISTORY AND OVERVIEW

#### HISTORY

Following Hurricane Andrew in 1992 and Hurricane Opal in 1995, Florida experienced record-breaking insurance losses resulting in a crisis affecting every homeowner in the state. The Governor appointed a Building Code Study Commission, and the Florida Conflict Resolution Consortium designed and facilitated a two-year study and deliberation process with the 28 members representing a range of interests in the public and private sectors, through which the Commission evaluated the building code system.

The study revealed that building code adoption and enforcement was inconsistent throughout the state and even local codes thought to be the strongest proved inadequate when tested by major hurricane events. The consequences were devastation to lives and economies and a statewide property insurance crisis. The Commission recommended reform of the state building construction system which placed emphasis on uniformity and accountability. The Study Commission recommended a Florida Building Code System comprised of *Five Foundations for a Better Built Environment* described as: I. The Code; II. The Commission; III. Local Administration of the Code; IV. Strengthening Compliance and Enforcement; and, V. Product Approval.

The Legislature enacted the consensus recommendations into law in 1998. In late 1998, the FCRC Consensus Center at Florida State University was asked by the Commission's chair to assist the newly created Florida Building Commission in its effort to build consensus for a uniform building code proposal. A comprehensive and transparent consensus building process was put in place that included designing and facilitating meetings of 12 balanced technical advisory groups of 11 members each appointed by the Commission, as well as the Commission's meetings. Facilitated Solutions, LLC continues to work with the Commission by providing facilitation and consensus-building services using the same process and facilitator.

#### OVERVIEW

**COMMISSION REPRESENTATION.** The Florida Building Commission has consisted of as many as 27 members, and since January 1, 2021 is a 19-member building construction industry representative stakeholder group who successfully created, implemented, maintains, and updates the new statewide Florida Building Code. The Commission is comprised of 19 members appointed by the Governor to represent specific stakeholder groups. They are as follows: three municipal, county, or district code officials; an architect; a persons with disabilities representative; a structural engineer; an air conditioning or mechanical contractor, or mechanical engineer; an electrical contractor or electrical engineer; a manufactured buildings industry representative; a building products manufacturing industry representative; an insurance industry representative; a certified general or building contractor; a certified residential contractor; a plumbing contractor; a roofing or sheet metal contractor; a swimming pool contractor; a building products manufacturing industry representative; a natural gas system distribution representative; and the Governor's Chief Resilience Officer or designee.

**CONSENSUS PROCESS.** The Florida Building Commission (FBC) seeks to develop consensus decisions on its recommendations and policy decisions. General consensus is a participatory process whereby, on matters of substance, the members strive for agreements which all of the members can accept, support, live with or agree not to oppose. In instances where, after vigorously exploring possible ways to enhance the members' support for the final decision on substantive decisions, and the Commission finds that 100 percent acceptance or support is not achievable, final decisions require at least 75 percent favorable vote of all members present and voting. This super majority decision rule underscores the importance of actively developing consensus throughout the process on substantive issues with the participation of all members and which all can live with and support.

The Commission's consensus process is conducted as an open public process with multiple opportunities for the public to provide input to the Commission on substantive issues. At each Commission meeting, the public is invited to speak during the public comment opportunity provided for each substantive issue under consideration, as well as general public comment periods provided at the end of each meeting. In addition, most substantive issues before the Commission go through a technical advisory committee review or workgroup process where consensus recommendations are developed by appointed representative stakeholder interests, providing extensive opportunities for public input. In addition many of the Commission's decisions require rule development to implement, affording additional entry points for public input.

Since its formation in July of 1998, the Commission has demonstrated a commitment to working with affected interests to build consensus on complex issues. The adoption of the first edition of the Florida Building Code (2001 Edition), developed from September 1998 through January of 2001, involved 27 Commission meetings, dozens of facilitated public workshops and hundreds of TAC meetings. The Commission has consistently worked with all affected interests to build the best possible consensus-based decisions for the citizens of Florida. Through its committees and workgroups comprised of experts, the Commission has always developed its decisions based on the results of the best engineering and science available. Since 1999 the Commission has convened 70 special issue stakeholder workgroups to develop broad based consensus recommendations on issues of concern to stakeholders. Although the Code is by law a minimum building code, the Florida Building Code is the strongest consensus and science based building code in the country. The Insurance Institute for Business and Home Safety (IBHS) ranked the Florida Building Code as number one in their 2012, 2018, and 2021 assessments of residential building code enforcement systems for life safety and property protection in hurricane prone regions.

In summary, the Florida Building Commission provides a forum for stakeholders representing key interests to participate in a consensus-building process where issues affecting the construction industry are discussed and evaluated on their technical merits and cost-benefits to the citizens of the State of Florida. In addition, as a result of the Commission's proven consensus-building process and success in developing consensus on tough issues, the Florida Legislature frequently assigns policy issues to the Commission for evaluation and implementation.

**ATTACHMENT 5**  
**COMMISSION’S UPDATED MEETING SCHEDULE AND**  
**8<sup>TH</sup> EDITION (2023) CODE UPDATE WORKPLAN**  
**UPDATED DECEMBER 10, 2024**

<b>COMMISSION MEETING DATES FOR REMAINDER OF 2024, AND FOR 2025</b>	
1) Dec. 10-11, 2024	St. Augustine Beach, Florida – Commission Considers I-Code Changes
2) Feb. 11, 2025	Web-Based and Teleconference Virtual Meeting
3) April 15, 2025	Onsite Location TBD
4) June 10, 2025	Web-Based and Teleconference Virtual Meeting
5) Aug. 12, 2025	Onsite Location TBD
6) Oct. 14, 2025	Web-Based and Teleconference Virtual Meeting
7) Dec. 9, 2025	Onsite Location TBD

**COMMISSION’S 2023 CODE UPDATE DEVELOPMENT WORKPLAN**

<b>8<sup>TH</sup> EDITION (2023) FBC CODE UPDATE DEVELOPMENT TASKS</b>	
<b>TASKS</b>	<b>SCHEDULE</b>
<i><b>Selection of the Model Codes</b></i>	
2020 NEC published and available to the public;	08/25/2019
2021 International Codes published and available to the public;	January 2021
Commission selects 2021 I Codes “model codes” and 2020 NEC to conduct its review	2/9/2021 <b>Completed</b>
<i><b>Review of the Model Code Changes</b></i>	
In coordination with ICC, staff post complete listing of the code changes to the I Codes online	2/25/2021 <b>Completed</b>
Staff post on Commission website/Building Code Information System (BCIS) analysis of the 2021 I-Code change to provide for identification of the following: <ul style="list-style-type: none"> <li>• Provisions which overlap with the provisions of the FBC</li> <li>• Provisions which correlate directly with the provisions of the FBC</li> <li>• Provisions which provide for energy efficiency standards that meet or exceed the national energy standards mandated by Title III of the Energy Conservation and Protection Act</li> <li>• Provisions which are necessary to maintain eligibility for federal funding and discounts from the National Flood Insurance Program, the Federal Emergency management Agency, or the United States Department of Housing and Urban Development</li> </ul>	5/17/2021 <b>Completed</b>
Residential Construction Cost Impact Workgroup (RCCIWG) reviews the 2021 changes to the International Residential Code (IRC) and provides comments to the Commission’s TACs on impactful code changes.	6/29/2021 <b>Completed</b>

RCCIWG meeting – <b>Conference call/Webinar</b>	
45 day public review and comment period ends ( <b>By Rule -45 day min before TAC review</b> )	7/1/2021 <b>Completed</b>
Staff posts on Commission website analysis of the 2021 I-Code changes with public comments. (Tracking Charts and code change monographs)	8/2/2021 <b>Completed</b>
TACs review the 2021 changes to the I Codes and make recommendations to the Commission regarding those changes as follows:  That the Commission rejects certain model code provisions by consent agenda. <ul style="list-style-type: none"> <li>• (Due to such issues as being unnecessary, negatively impacting the level of public health, safety, or general welfare provided by an existing Florida Building Code provision, diminishing the requirements of provisions related to wind resistance or water intrusion, unnecessarily imposing additional costs, or potentially requiring modification or further investigation before being adopted for use in this state)</li> </ul> That the Commission approves certain model code provisions by consent agenda. <ul style="list-style-type: none"> <li>• (When considering whether to recommend inclusion on a consent agenda for approval, the TACs shall consider such criteria as whether the model code provisions are editorial or organizational in nature, correct an error, provide clarification, provide for alternative design methods, improve the effectiveness of the code, are uncontroversial to affected stakeholders, or are required by law.)</li> </ul> That the Commission approve or reject certain model code provisions after considering them individually. <ul style="list-style-type: none"> <li>• (When recommending individual consideration of model code updates, the TACs shall consider such criteria as whether the update has the potential to impose significant costs, cause confusion or regulatory difficulty, may be unnecessary, is highly controversial to affected stakeholders, or requires further evaluation.)</li> </ul> TACs meetings – on site	9/22-30/2021 and 10/1-7/2021 <b>Completed</b>
Staff post TACs’ recommendations online for further public review	10/15/2021 <b>Completed</b>
Deadline for requesting amendments (2021 I-Codes changes) to be pulled of the consent agenda for individual consideration	11/19/2021 <b>Completed</b>
Commission considers TACs’ recommendations regarding the latest changes to the model codes - on site meeting (TBD)	12/14-15/2021 <b>Completed</b>
Staff post Commission’s recommendations online	1/3/2022 <b>Completed</b>
<b><i>Proposed Modification to the Foundation Code and Commission’s Approved I-Codes Changes</i></b>	
Period for public to propose modifications to the 7 <sup>th</sup> Edition (2020) FBC and the Commission’s approved I-Codes changes	1/4/2022 – 2/15/2022 <b>Completed</b>
Proposed amendments reviewed by staff and posted to the Commission website	3/3/2022 <b>Completed</b>
1 <sup>st</sup> 45 day comment period ends ( <b>By law -45 day min before TAC review</b> )	4/17/2022
Staff post on Commission website proposed code changes (Tracking Charts and Detail Reports)	5/2/2022 <b>Completed</b> <b>Completed</b>



<b>Staff assign TAC members specific proposed code change for review in advance of the TAC meetings in June</b>	
TACs consider proposed modifications (1 <sup>st</sup> 45 day comment period) TACs meetings - 4-day on-site meetings	6/20-24/2022 <b>Completed</b>
TACs recommendations posted to the website Starting date for the 2 <sup>nd</sup> 45 day comment period	7/13/2022 <b>Completed</b>
Residential Construction Cost Impact Workgroup (RCCIWG) reviews the TACs' recommendations with regard to the proposed modifications to the Florida Residential Code (FRC) and provides comments to the TACs/Commission on impactful code changes.	08/17/22 <b>Completed</b>
2 <sup>nd</sup> 45 day comment period ends ( <i>by law – 45 day min before Commission review</i> )	8/26/2022
Staff post on Commission website proposed code changes with comments (Tracking Chats and Details Reports)	9/21/2022 <b>Completed</b>
TACs consider public comments on their actions on the proposed mods TACs meetings – 6-day meetings [5-day on-site and 1 – day via conference/webinar]	10/6-13/2022 <b>Completed</b>
Staff post on Commission website TACs consideration of public comments	11/10/2022
<b>Deadline for requesting amendments to be pulled off consent agendas for individual consideration</b>	11/22/2022
Commission considers TAC recommendations (2 <sup>nd</sup> 45 day comment period) Commission – 1-day meeting	12/13/2022 <b>Completed</b>
8 <sup>th</sup> Edition (2023) FBC (7 <sup>th</sup> Edition (2020) FBC, Florida Supplement and Commission's approved I Codes) posted online	12/20/2022
<b>Provide Supplements to ICC for integration into the 8<sup>th</sup> Edition (2023) FBC</b>	<b>Completed</b>
<b>Deadline for submitting comments on the Draft 8<sup>th</sup> Edition (2023) update to the FBC (Supplements plus 7<sup>th</sup> Edition (2020) FBC)</b>	January 31, 2023
TACs review comments to Rule Development Workshop of March 14, 2023 and make recommendations to the Commission TACs meetings - 3-days of conference call/webinar meetings	2/21 - 24/2023 <b>Completed</b>
<b>Rule Development Workshop</b> Commission – 1-day meeting	<b>March 14, 2023</b> <b>Completed</b>
<b>Rule Development Workshop</b> To review comment requesting consideration of the latest editions of ICC 500 and ICC 600 for inclusion in the 2023 update to the FBC Meetings - Conference call/webinar/concurrently – in the afternoon Appropriate TACs (Roofing, Structural and Special Occupancy) Residential Construction Cost Impact Workgroup (RCCIWG) Florida Building Commission – Conference call/webinar – in the afternoon	<b>May 10, 2023</b> <b>Completed</b>
Integrated Draft 8 <sup>th</sup> Edition (2023) FBC – Posted online	May 22, 2023
<b>Rule Development Workshop</b> To review comment requesting withdrawal of Modification # SP10413 to retain the existing language of Chapter 4, Section 464.4.2.2 in the 7 <sup>th</sup> Edition (2020) for inclusion in the 8 <sup>th</sup> Edition (2023), Florida Building Code.	<b>June 20, 2023</b> <b>Completed</b>
Special Occupancy TAC meeting – June 12, 2023 (Conference call/webinar)	<b>Completed</b>
<b>Hearing</b> on 8 <sup>th</sup> Edition (2023) FBC to consider received comments	No Hearing Requested

<b>Final Rule Hearing</b> on 8 <sup>th</sup> Edition (2023) FBC —Commission approves final version of Code 8 <sup>th</sup> Edition (2023) Florida Fire Prevention Code available in final format	
Rule Submitted to Secretary of State and Supplement/Integrated posted online – subject to addressing any JAPC concerns	Being Routed
Final FBC – PDF posted	June 2023
Printed Code available	August 2023
<b>8<sup>th</sup> Edition (2023) FBC Effective Date</b> (6 – months after publication)	<b>12/31/2023</b>
<b><i>Glitch/Errata</i></b>	
Deadline for submitting glitch amendments and errata regarding the draft 8 <sup>th</sup> Edition (2023) update to the FBC  <b>Additional Comments (7)</b> <b>Errata/Glitch Received After Deadline:</b> <ul style="list-style-type: none"> <li>• F-FBC- B-Ch. 35 – Errata #4 (Received after deadline 11/28/2023)</li> <li>• M-FBC-M - Ch. 7 – Glitch #1 – (Received after deadline 12/13/2023)</li> <li>• P-FBC-P– Ch. 7– Glitch #2 – (Submitted after the deadline -12/25/2023)</li> <li>• SP-FBC - B - Ch. 30 – Glitch #1 (Received after deadline 12/29/2023)</li> <li>• S - FBC-R - Ch. 3 – Errata #2 - (Received after deadline 12/5/2023)</li> <li>• SW-FBC-B - Ch. 4 – Errata #4 - (Received after deadline 12/4/2023)</li> <li>• SW-FBC-B - Ch. 4 – Glitch #9 - (Received after deadline 12/11/2023)</li> </ul> <b>Annual Technical Amendment – s.553.73(9)(a), Florida Statutes</b> Proposed annual technical amendment - S-FBC-B-Ch. 2 – Glitch #1: Change to “Wind-Borne Debris” definition	November 1, 2023 <b>Completed</b>
Proposed glitch amendments and errata reviewed by staff and posted to the Commission website	November 14, 2023 <b>Completed</b>
1 <sup>st</sup> . 45 day comment period ends ( <i>By law -45 day min before TAC review</i> )  <b>Additional Comments</b> <b>Proposed Annual Technical Amendment</b>	December 30, 2023 <i>Completed</i> <b>February 13, 2024</b> <i>Completed</i>
TACs consider proposed modifications (1 <sup>st</sup> . 45-day comment period) TACs meetings – 3 days of conference call/webinar meetings <b>Additional Comments</b> <b>Proposed Annual Technical Amendment</b>	<b>Jan. 23 -25, 2024</b>  <b>February 21-22, 2024</b> <i>Completed</i>
TACs recommendations posted to the website Starting date for the 2 <sup>nd</sup> . 45-day comment period <b>Additional Comments</b> <b>Proposed Annual Technical Amendment</b>	February 8, 2024 <i>Completed</i> <b>February 23, 2024</b> <i>Completed</i>
2 <sup>nd</sup> . 45 - day comment period ends ( <i>by law – 45 - day min before Commission review</i> ) <b>Additional Comments</b> <b>Proposed Annual Technical Amendment</b>	March 24, 2024 <b>April 8, 2024</b> <b>April 8, 2024</b>
<b>Rule Development Workshop</b>  To review and take final action on proposed glitch amendments and errata regarding the draft 8 <sup>th</sup> Edition (2023) update to the FBC. To review and take final action on the proposed annual technical amendment.	<b>April 16, 2024</b>
<b><i>Glitch/Errata #2</i></b>	

<b>Adopt Code Language Based on 2024 Legislative Session</b>	
<b>Adopt Chapter 18 Minimum requirements for the mandatory milestone inspection, of the 2023 FBC – Existing Building</b>	
Proposed glitch amendments posted to the Commission website	April 18, 2024
1 <sup>st</sup> 45-day comment period ends ( <i>By law -45 day min before TAC review</i> )	June 3, 2024
TACs/EBIWG consider proposed modifications (1 <sup>st</sup> 45-day comment period) - TACs meetings – 3 days of conference call/webinar meetings	June 19-20, 2024 <i>Completed</i>
TACs recommendations posted to the website Starting date for the 2 <sup>nd</sup> 45-day comment period.	June 25, 2024 <i>Completed</i>
2 <sup>nd</sup> 45 - day comment period ends ( <i>by law – 45 - day min before Commission review</i> )	August 08, 2024 <i>Completed</i>
<b>Rule Development Workshop</b> To review and take final action on proposed glitch amendments regarding the draft 8 <sup>th</sup> Edition (2023) update to the FBC.	<b>August 13, 2024</b> <i>Completed</i>
<b>Glitch/Errata #3</b>	
<b>Adopt update to ASHRAE 15</b>	
Proposed glitch amendments posted to the Commission website.	August 15, 2024
1 <sup>st</sup> 45-day comment period ends ( <i>By law -45-day min before TAC review</i> ).	September 30, 2024
Mechanical TAC considers proposed modification (1 <sup>st</sup> 45-day comment period) TACs meeting – Conference call/webinar meeting.	October 11, 2024 <i>Completed</i>
TAC’s recommendations posted to the website Starting date for the 2 <sup>nd</sup> 45-day comment period.	October 12, 2024
2 <sup>nd</sup> 45 - day comment period ends ( <i>by law – 45 - day min before Commission review</i> ).	November 25, 2024
<b>Rule Development Workshop</b> To review and take final action regarding the proposed glitch amendment for the 8 <sup>th</sup> Edition (2023), Florida Building Code.	<b>December 10, 2024</b> <i>Completed</i>

ATTACHMENT 6  
 9<sup>TH</sup> EDITION (2026) CODE UPDATE WORKPLAN  
 UPDATED DECEMBER 10, 2024

COMMISSION’S 2026 CODE UPDATE DEVELOPMENT WORKPLAN

9 <sup>TH</sup> EDITION (2026) FBC CODE UPDATE DEVELOPMENT TASKS	
TASKS	SCHEDULE
<i>Selection of the Model Codes</i>	
2023 NEC published and available to the public;	Available
2024 International Codes published and available to the public. <i>Note – 2024 IECC are not available yet – Projected availability April/May 2024.</i>	Available
Commission selects available 2024 I Codes “model codes” (IBC, IMC, IPC, IFGC, IEBC) and 2023 NEC to conduct its review 2024 IECC	02/13/2024  <b>08/13/2024</b>
<i>Review of the Model Code Changes</i>	
Staff post on Commission website/Building Code Information System (BCIS) analysis of the 2024 I-Code changes to provide for identification of the following: <ul style="list-style-type: none"> <li>• Provisions which overlap with the provisions of the FBC</li> <li>• Provisions which correlate directly with the provisions of the FBC</li> <li>• Provisions which provide for energy efficiency standards that meet or exceed the national energy standards mandated by Title III of the Energy Conservation and Protection Act</li> <li>• Provisions which are necessary to maintain eligibility for federal funding and discounts from the National Flood Insurance Program, the Federal Emergency management Agency, or the United States Department of Housing and Urban Development</li> </ul>	5/18/2024 <i>Completed</i>
Staff post on Commission website (BCIS) analysis of the 2024 IECC.	07/27/2024 <i>Completed</i>
<b>Residential Construction Cost Impact Workgroup (RCCIWG)</b> reviews the 2024 changes to the International Residential Code (IRC) and provides comments to the Commission’s TACs on impactful code changes.	06/28/2024 <i>Completed</i>
RCCIWG meeting – Conference call/Webinar	
45 day public review and comment period ends ( <i>By Rule -45 day min before TAC review</i> ) <i>2024 IECC – 45 day public review and comment period ends</i>	07/02/2024 <i>Completed</i> <b>09/09/24</b>
<b>Residential Construction Cost Impact Workgroup (RCCIWG)</b> reviews the 2024 changes to the International Energy Conservation Code (IECC) – Residential Provisions and provides comments to the Commission’s Energy TAC on impactful code changes.	08/20/2024
RCCIWG meeting – Conference call/Webinar	

Staff post on Commission website analysis of the 2024 I-Code changes with public comments (Tracking Charts and code change monographs)	08/02/2024 <i>Completed</i>
TACs review the 2024 changes to the I Codes and make recommendations to the Commission regarding those changes as follows:  That the Commission rejects certain model code provisions by consent agenda. <ul style="list-style-type: none"> <li>• (Due to such issues as being unnecessary, negatively impacting the level of public health, safety, or general welfare provided by an existing Florida Building Code provision, diminishing the requirements of provisions related to wind resistance or water intrusion, unnecessarily imposing additional costs, or potentially requiring modification or further investigation before being adopted for use in this state)</li> </ul> That the Commission approves certain model code provisions by consent agenda. <ul style="list-style-type: none"> <li>• (When considering whether to recommend inclusion on a consent agenda for approval, the TACs shall consider such criteria as whether the model code provisions are editorial or organizational in nature, correct an error, provide clarification, provide for alternative design methods, improve the effectiveness of the code, are uncontroversial to affected stakeholders, or are required by law.)</li> </ul> That the Commission approve or reject certain model code provisions after considering them individually. <ul style="list-style-type: none"> <li>• (When recommending individual consideration of model code updates, the TACs shall consider such criteria as whether the update has the potential to impose significant costs, cause confusion or regulatory difficulty, may be unnecessary, is highly controversial to affected stakeholders, or requires further evaluation.)</li> </ul> TACs meetings – on site - TBD	09/12-20/2024 <i>Completed</i>
Staff posts TACs’ recommendations online for further public review	10/08/2024
Deadline for requesting amendments (2024 I-Codes changes) to be pulled of the consent agenda for individual consideration	11/19/2024
Commission considers TACs’ recommendations regarding the latest changes to the model codes – On site meeting St. Augustine Beach, Florida	12/10-11/2024 <i>Completed</i>
Staff posts Commission’s recommendations online	1/3/2025
<b><i>Proposed Modification to the Foundation Code and Commission’s Approved I-Codes Changes</i></b>	
Period for public to propose modifications to the 8 <sup>th</sup> Edition (2023) FBC and the Commission’s approved I-Codes changes	TBD
Proposed amendments reviewed by staff and posted to the Commission website	TBD
1 <sup>st</sup> . 45 day comment period ends ( <b><i>By law -45 day min before TAC review</i></b> )	TBD
Staff post on Commission website proposed code changes (Tracking Charts and Detail Reports) <b>Staff will assign TAC members specific proposed code changes for review in advance of the TAC meetings - TBD</b>	TBD
TACs consider proposed modifications (1 <sup>st</sup> . 45 day comment period) TACs meetings – 4-days of on-site meetings	TBD
TACs recommendations posted to the website Starting date for the 2 <sup>nd</sup> . 45 day comment period	TBD
Residential Construction Cost Impact Workgroup (RCCIWG) reviews the TACs’ recommendations with regard to the proposed modifications to the	TBD

Florida Residential Code (FRC) and provides comments to the TACs/Commission on impactful code changes.	
RCCIWG meeting – on-site meeting (TBD)	
2 <sup>nd</sup> . 45 day comment period ends ( <i>by law – 45 day min before Commission review</i> )	TBD
Staff posts on Commission website proposed code changes with comments (Tracking Chats and Details Reports)	TBD
TACs consider public comments on their actions on the proposed mods TACs meetings – 4-days of meetings [2-days on-site and 2-days via conference/webinar]	TBD
Staff posts on Commission website TACs consideration of public comments	TBD
Commission considers TAC recommendations (2 <sup>nd</sup> . 45 day comment period) Commission – 1-day meeting	TBD
9 <sup>th</sup> Edition (2026) FBC (8 <sup>th</sup> Edition (2023) FBC, Florida Supplement and Commission’s approved I Codes) posted online	TBD
<b><i>Provide Supplements to ICC for integration into the 9<sup>th</sup> Edition (2026) FBC</i></b>	TBD
TACs review comments to Rule Development Workshop of TBD and make recommendations to the Commission TACs meetings – 3-days of on-site meetings and 3-days of conference call/webinar meetings	TBD
<b>Rule Development Workshop</b> Commission – 1-day meeting	TBD
TACs review comments to Rule Development Workshop of TBD and make recommendations to the Commission TACs meetings – 2-days of conference call/webinar meetings	TBD
<b>Rule Development Workshop</b> Commission – 1-day meeting	TBD
Integrated Draft 9 <sup>th</sup> Edition (2026) FBC – Posted online	TBD
<b>Hearing</b> on 9 <sup>th</sup> Edition (2026) FBC to consider received comments	TBD
<b>Final Rule Hearing</b> on 9 <sup>th</sup> Edition (2026) FBC/Commission approves final version of Code 9 <sup>th</sup> Edition (2026) Florida Fire Prevention Code available in final format	If Requested
Rule Submitted to Secretary of State and Supplement/Integrated posted online – subject to addressing any JAPC concerns	TBD
Final FBC – PDF posted	TBD
Printed Code available – Subject to negotiation with ICC	TBD
<b>9<sup>th</sup> Edition (2023) FBC Effective Date (6 – months after publication)</b>	<b>12/31/2026</b>
Section 553.73(7)(e), F.S. – A rule updating the Florida Building Code in accordance with this subsection shall take effect <u>no sooner than 6 months</u> after publication of the updated code. Any amendment to the Florida Building Code which is adopted upon a finding by the commission that the amendment is necessary to protect the public from immediate threat of harm takes effect immediately.	

**ATTACHMENT 7**  
**COMMISSION’S ACTIONS ON MODEL CODE CHANGES**

**9<sup>TH</sup> EDITION (2026), FLORIDA BUILDING CODE MODEL CODE CHANGES CONSIDERATION**  
**COMMISSION’S ACTIONS ON TACs’ RECOMMENDATIONS RESULTS TRACKING CHART**  
**DECEMBER 10, 2024**

**#1: CONSENT AGENDA OF MODEL CODE CHANGES RECOMMENDED FOR DENIAL**  
**#2: CONSENT AGENDA OF MODEL CODE CHANGES RECOMMENDED FOR APPROVAL**  
**#3: MODEL CODE CHANGES RECOMMENDED FOR INDIVIDUAL CONSIDERATION [APPROVAL OR DENIAL]**

	TAC RECOMMENDATION	COMMISSION ACTION
<b>1) ACCESSIBILITY TAC [Total # Model Code Changes: 41]</b>		
<b>CONSENT AGENDA #1 – DENIAL (#41) [Commission Vote: 12 – 0 Unanimous]</b>		
Approval As Posted	Per Consent Agenda	Approved As Posted
<b>CONSENT AGENDA #2 – APPROVAL (#0)</b>		
<i>No Action Required</i>	None	N/A
<b>INDIVIDUAL CONSIDERATION [0 Request(s) for Individual Consideration]</b>		
		N/A
<b>2) CODE ADMINISTRATION TAC [Total # Model Code Changes: 73]</b>		
<b>CONSENT AGENDA #1 – DENIAL (#67) [Commission Vote: 12 – 0 Unanimous]</b>		
Approval As Posted	Per Consent Agenda	Approved As Posted
<b>CONSENT AGENDA #2 – APPROVAL (#6) [Commission Vote: 12 – 0 Unanimous]</b>		
Approval As Posted	Per Consent Agenda	Approved As Posted
<b>INDIVIDUAL CONSIDERATION [0 Request(s) for Individual Consideration]</b>		
		N/A
<b>3) ELECTRICAL TAC [Total # Model Code Changes: 4]</b>		
<b>CONSENT AGENDA #1 – DENIAL (#2) [Commission Vote: 12 – 0 Unanimous]</b>		
Approval As Posted	Per Consent Agenda	Approved As Posted
<b>CONSENT AGENDA #2 – APPROVAL (#2) [Commission Vote: 12 – 0 Unanimous]</b>		
Approval As Posted	Per Consent Agenda	Approved As Posted
<b>INDIVIDUAL CONSIDERATION [0 Request(s) for Individual Consideration]</b>		
		N/A
<b>4) ENERGY TAC [Total # Model Code Changes: 423]</b>		
<b>ENERGY TAC [Total # Residential Model Code Changes: 39]</b>		
<b>CONSENT AGENDA #1 – DENIAL (#35) [Commission Vote: 12 – 0 Unanimous]</b>		
Approval As Posted	Per Consent Agenda	Approved As Posted
<b>CONSENT AGENDA #2 – APPROVAL (#4) [Commission Vote: 12 – 0 Unanimous]</b>		
Approval As Posted	Per Consent Agenda	Approved As Posted
<b>INDIVIDUAL CONSIDERATION [0 Request(s) for Individual Consideration]</b>		
		N/A
<b>ENERGY TAC [Total # Commercial Model Code Changes: 384]</b>		

<b>CONSENT AGENDA #1 – DENIAL (#255) [Commission Vote: 12 – 0 Unanimous]</b>		
Approval As Posted	Per Consent Agenda	Approved As Posted
<b>CONSENT AGENDA #2 – APPROVAL (#129) [Commission Vote: 12 – 0 Unanimous As Amended]</b>		
[1 Pulled for Individual Consideration]	Per Consent Agenda	Approved As Amended
<b>INDIVIDUAL CONSIDERATION [1 Request(s) for Individual Consideration]</b>		
CE#223 [Requested by Gary Kozan]	Approval AS	Denied 12-0
<b>5) FIRE TAC [Total # Model Code Changes: 312]</b>		
<b>CONSENT AGENDA #1 – DENIAL (#125) [Commission Vote: 12 – 0 Unanimous As Amended]</b>		
[1 Pulled for Individual Consideration]	Per Consent Agenda	Approved As Amended
<b>CONSENT AGENDA #2 – APPROVAL (#186) [Commission Vote: 12 – 0 Unanimous]</b>		
Approval As Posted	Per Consent Agenda	Approved As Posted
<b>INDIVIDUAL CONSIDERATION [1 Request(s) for Individual Consideration]</b>		
F-11029 [Requested by DBPR Staff] <i>Note: Approved by Plumbing TAC</i>	Denial	Denied 12-0
<b>6) MECHANICAL TAC [Total # Model Code Changes: 113]</b>		
<b>CONSENT AGENDA #1 – DENIAL (#29) [Commission Vote: 12 – 0 Unanimous]</b>		
Approval As Posted	Per Consent Agenda	Approved As Posted
<b>CONSENT AGENDA #2 – APPROVAL (#83) [Commission Vote: 12 – 0 Unanimous As Amended]</b>		
[1 Pulled for Individual Consideration]	Per Consent Agenda	Approved As Amended
<b>INDIVIDUAL CONSIDERATION [1 Request(s) for Individual Consideration]</b>		
M-11352 [Requested by DBPR Staff] <i>Note: Denied by Plumbing TAC</i>	Approval AS	Approved 12-0
<b>7) PLUMBING TAC [Total # Model Code Changes: 97]</b>		
<b>CONSENT AGENDA #1 – DENIAL (#16) [Commission Vote: 12 – 0 Unanimous]</b>		
Approval As Posted	Per Consent Agenda	Approved As Posted
<b>CONSENT AGENDA #2 – APPROVAL (#81) [Commission Vote: 12 – 0 Unanimous]</b>		
Approval As Posted	Per Consent Agenda	Approved As Posted
<b>INDIVIDUAL CONSIDERATION [0 Request(s) for Individual Consideration]</b>		
		N/A
<b>8) ROOFING TAC [Total # Model Code Changes: 76]</b>		
<b>CONSENT AGENDA #1 – DENIAL (#64) [Commission Vote: 12 – 0 Unanimous]</b>		
[1 Pulled for Individual Consideration]	Per Consent Agenda	Approved As Posted
<b>CONSENT AGENDA #2 – APPROVAL (#12) [Commission Vote: 12 – 0 Unanimous As Amended]</b>		
Approval As Posted	Per Consent Agenda	Approved As Amended
<b>INDIVIDUAL CONSIDERATION [1 Request(s) for Individual Consideration]</b>		
F-11099 [Requested by DBPR Staff] <i>Note: Denied by Fire TAC</i>	AS	Approved 12-0
<b>9) SPECIAL OCCUPANCY TAC [Total # Model Code Changes: 28]</b>		
<b>CONSENT AGENDA #1 – DENIAL (#21) [Commission Vote: 12 – 0 Unanimous]</b>		
Approval As Posted	Per Consent Agenda	Approved As Posted
<b>CONSENT AGENDA #2 – APPROVAL (#7) [Commission Vote: 12 – 0 Unanimous]</b>		
Approval As Posted	Per Consent Agenda	Approved As Posted
<b>INDIVIDUAL CONSIDERATION [0 Request(s) for Individual Consideration]</b>		



		N/A
<b>10) STRUCTURAL TAC [Total # Model Code Changes: 300]</b>		
<b>CONSENT AGENDA #1 – DENIAL (#149) [Commission Vote: 12 – 0 Unanimous]</b>		
Approval As Posted	Per Consent Agenda	Approved As Posted
<b>CONSENT AGENDA #2 – APPROVAL (#150) [Commission Vote: 12 – 0 Unanimous As Amended]</b>		
[1 Pulled for Individual Consideration]	Per Consent Agenda	Approved As Amended
<b>INDIVIDUAL CONSIDERATION [1 Request(s) for Individual Consideration]</b>		
<b>S11255</b> [Requested by Eric Stafford]	Approval AS	Denied 12-0
<b>11) SWIMMING POOL TAC [Total # Model Code Changes: 2]</b>		
<b>CONSENT AGENDA #1 – DENIAL (#2) [Commission Vote: 12 – 0 Unanimous]</b>		
Approval As Posted	Per Consent Agenda	Approved As Posted
<b>CONSENT AGENDA #2 – APPROVAL (#0)</b>		
<i>No Action Required</i>	None	N/A
<b>INDIVIDUAL CONSIDERATION [0 Request(s) for Individual Consideration]</b>		
		N/A