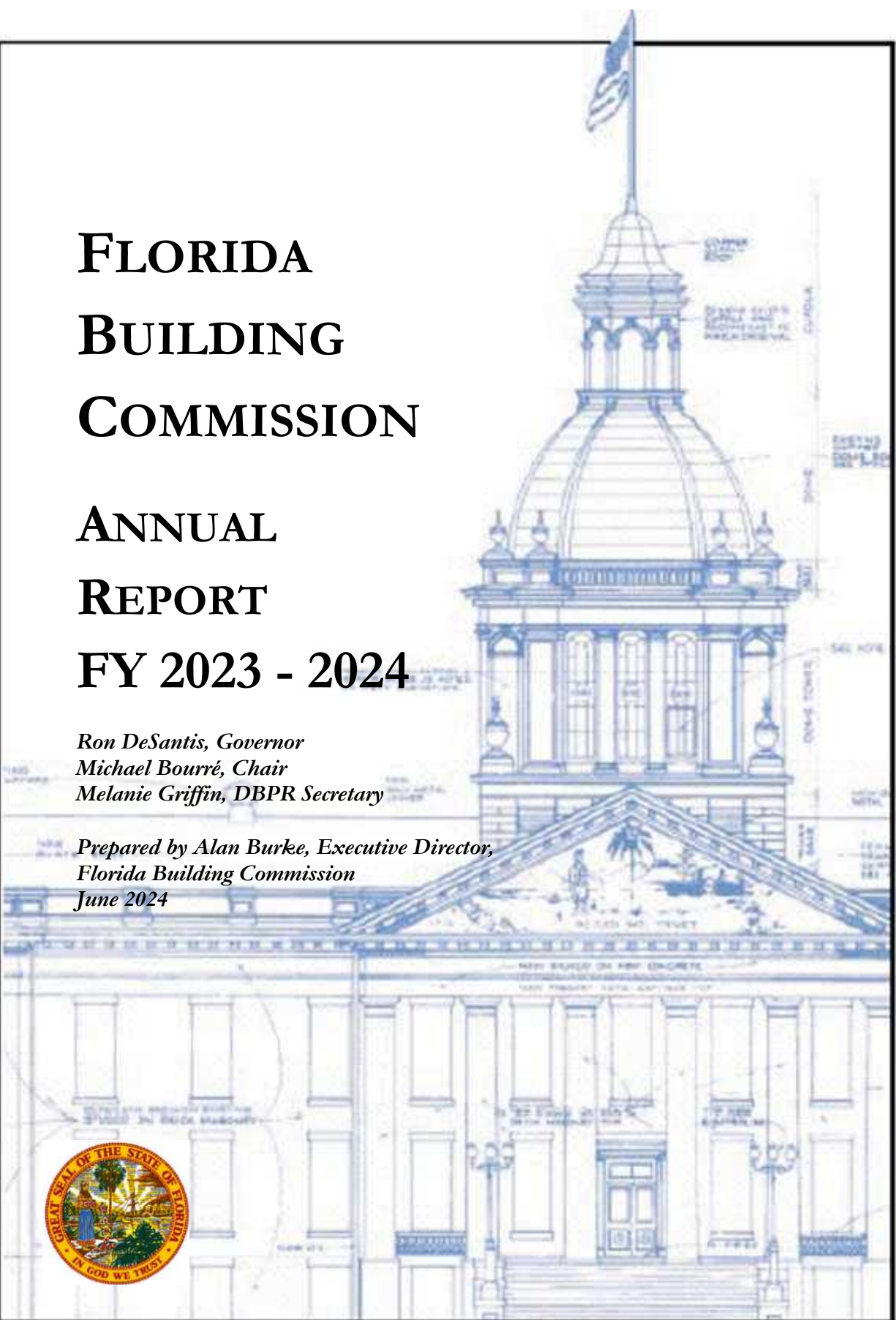


FLORIDA BUILDING COMMISSION

ANNUAL REPORT FY 2023 - 2024

Ron DeSantis, Governor
Michael Bourré, Chair
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June 2024*



**FLORIDA BUILDING COMMISSION
 REPORT TO THE 2025 FLORIDA LEGISLATURE
 FOR THE REPORTING PERIOD JULY 1, 2023 – JUNE 30, 2024**

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Florida Peninsula – From Space



REPORT TO THE 2025 FLORIDA LEGISLATURE



I. ISSUES AND RECOMMENDATIONS

MEETINGS. During the reporting period of July 1, 2023 – June 30, 2024 (fiscal year 2023 – 2024) the Commission conducted 5 virtual meetings and two in-person meetings.

OVERVIEW. The primary focus of the Florida Building Commission during the reporting period was the development of the Florida Building Code, 8th Edition (2023), and the implementation of legislation from the 2023 legislative sessions.

During the initial step of the update process for the Florida Building Code, 8th Edition, (2023), the Commission reviewed 1,315 changes from the 2021 international model codes and approved 647 changes. Additionally, during the second step of the update process the Commission reviewed 623 code modifications submitted by members of the public and approved 445 modifications for inclusion in the Florida Building Code, 8th Edition, (2023).

Entering its twenty-sixth year, the Commission is focused primarily on the maintenance of existing processes and programs, while continuing to work with stakeholders to enhance the effectiveness of the Florida Building Code System by continuously monitoring, evaluating, and refining the System using their facilitated stakeholder driven consensus-building process.

PROCESS. During the reporting period the Commission continued its focus on consensus-building efforts regarding the implementation of Commission policy, with extensive input from building construction industry stakeholders, and interests affected by Commission policy. Commission Chair Michael Bourré encouraged and led the Commission's consensus-building efforts supported by DBPR Commission staff.

RESEARCH—SCIENCE BASED HURRICANE AND CODE PROTECTIONS. The Florida Building Commission has continuously assessed building systems and component failures identified after major storms since its inception in 1998, and in response has funded research to strengthen the Code's effectiveness against wind and water intrusion based on these assessments. Assessments subsequent to the implementation of the Florida Building Code indicate that the research-based design wind speeds required by the Code's enhancements were adequate, and buildings built to the new Florida Building Code experienced less severe damage than did older buildings not built to the Florida Building Code. 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 2021 assessment of residential building code enforcement systems for life safety and property protection in hurricane-prone regions.

The Commission has been funding hurricane resistance research based on legislatively-approved spending authority since the formation of the Commission's HRAC in 2005. In addition to hurricane resistance, the Commission expanded the funding of research projects in August of 2013 to include other Code related topical areas to ensure the development of Code amendments that make Florida's structures, and the products that comprise them, more resilient. Starting in 2019 the Commission voted to again restrict the funding of research projects to hurricane resistance research because of the frequency and severity of the impacts of recent hurricanes to Florida.

During the reporting period—based on recommendations from the HRAC and DBPR technical staff—the Commission approved the funding of 5 research projects for fiscal year 2023 – 2024. As a result of evaluating proposed research projects in the context of the evaluation criteria, the Commission sponsored the following research projects:

Quantitative Comparison of Florida Building Code, 8th Edition, (2023), to 2021 IECC and 2019 ASHRAE 90.1; (UCF: Solar Energy Center)

Qualitative Comparison of the Florida Building Code, 8th Edition, (2023), with the Florida Building Code, 7th Edition, (2020); (UCF: Solar Energy Center)

Analysis of the Changes Between the Florida Building, 8th Edition, (2023) and the Florida Building Code, 7th Edition, (2020). (Multiple Researchers)

Comparison of the Florida Building Code, 8th Edition, (2023), with 2024 IECC and ASHRAE 90.1-2022. (UCF: Solar Energy Center)

Evaluation of the Cost Impact and Benefit of the 2024 International Building Codes Prescriptive Code Changes. (UF, Raymond Issa)

In addition, as part of the 2024/2025 research program, the Commission has approved the following research projects:

Reviewing the Standards for Wind-Driven Rain (WDR) Intrusion through Tracks of Sliding Glass Door Systems during Hurricane.

Review and Consider Possible Technical Changes to section 553.9065, Florida Statutes.

Investigation of the Wind-borne Debris Regions in ASCE 7-22.

In addition, during the reporting period the Commission continued its commitment to evaluating and amending the Code as needed based on storm damage investigations, through periodic updates and reviews of research projects and investigations. The Commission's technical advisory committees, and the Hurricane Research Advisory Committee have been reviewing interim research project reports and providing feedback to the principal investigators for revisions prior to submittal for final reports and approval by the Commission.

As previously reported, investigations and analysis of the impacts of Hurricane Ian conducted by the University of Florida demonstrated that houses built to the Florida Building Code (FBC) performed better than those that were not built to the FBC. The Commission maintains its commitment to

ensuring that the FBC remains the strongest consensus and science-based building code in the country.

2023 CODE UPDATE. Florida law requires the Commission to update the Florida Building Code every three years. The development of the Florida Building Code, 8th Edition, (2023), was conducted to ensure that Florida’s Energy Code efficiencies are maintained as required, and that the requirements related to wind resistance or prevention of water intrusion contained in the Code or its referenced standards and criteria are maintained or enhanced. The 2023 code update process began on February 9, 2021, when the Commission voted to select the 2021 International Codes (I-Code), and 2020 National Electrical Code (NEC) for review in the development of the 8th Edition (2023), Florida Building Code.

In late September 2021, the Commission’s TACs reviewed and provided recommendations to the Commission regarding the inclusion of I-Code changes in the 8th Edition (2023), Florida Building Code. The Florida Building Commission met in December 2021 and approved 647 of the 1315 I-Code changes. The Commission’s TACs took up code modifications developed by the public at the end of June 2022. The Commission approved 445 of the 623 modifications submitted by the public in December 2023. Additionally, the Commission conducted rule workshops on additional changes to already approved code modifications during its March 2023, May 2023, and June 2023, plenary sessions.

Following is a table reflecting the key tasks and associated Workplan schedule for the 2023 Code Update Process:

8TH EDITION (2023), FLORIDA BUILDING CODE DEVELOPMENT SCHEDULE	
KEY TASKS	SCHEDULE
Commission selects 2021 I Codes “model codes” and 2020 NEC to conduct its review.	February 9, 2021
TACs review the changes to the I Codes and make recommendations to the Commission.	September 24-29, 2021
Commission considers TACs’ recommendations regarding the latest changes to the model codes.	December 14-15, 2021
TACs consider proposed amendments (1 st 45-day comment period)	June 20-24, 2022
TACs consider public comments on their actions on the proposed amendments.	October 11-14, 2022
Commission considers TAC’s recommendations (2 nd 45-day comment period) in a Rule Development Workshop.	December 13-14, 2022
TACs consider public comments on Rule Development Workshop comments on Commission’s Adopted Draft Code and provide recommendations to the Commission	February 22-23, 2023
Commission conducts rule development workshop on the Commission’s package of approved Code amendments for the Florida Building Code, 8 th Edition (2023)	March 13, 2023
Commission conducts rule workshop on the Commission’s package of approved Code amendments for the Florida Building Code, 8 th Edition (2023).	May 10, 2023
Final rule adoption hearing on Florida Building Code, 8 th Edition (2023)— Commission approves final version of the Code.	June 20, 2023

ENERGY CODE INITIATIVES. During the reporting period, the Commission voted to approve software for demonstrating compliance with the requirements of the Florida Building Code, 8th Edition (2023), Florida Building Code, Energy Conservation. Specific actions included approving Right Suite Universal, Energy Gauge Summit, Comcheck.Web – ASHRAE 90.1-2019 Energy Gauge USA, and IESVE’s energy code software update as complying with the 2023 Florida Building Code, Energy Conservation. The Commission also agreed to serve as a partner and forum for the discussion and evaluation of four energy-related research projects:

- EC- ASSET Energy Code – Automated System for Submission Enforcement and Training by the Florida Solar Energy Center (FSEC).
- Automation of the Simplified Performance Rating Method Energy Modeling in Commonly Used Simulation Tools by Karpman Consulting.
- Validate Automation of ASHRAE 90.1 Performance Rating Method in Commonly Used Simulation Tools by Karpman Consulting.
- Establishing and Testing a Building Code and Resilience Field Study Methodology by National Association of State Energy Officials (NASEO).

PRODUCT APPROVAL. The Product Approval system is an internet-based system operated and administered by the Department of Business and Professional Regulation. Since January 1, 2014, DBPR staff has been administering the Product Approval System, and stakeholders continue to report a high level of satisfaction with DBPR staff’s administration of the System.

The Product Approval system efficiently processes hundreds of applications monthly. The Commission’s Product Approval Program Oversight Committee (POC) convenes prior to every Commission meeting to review product and entity applications, address petitions for declaratory statements, and consider enhancements to the product approval system. Since the system went into effect in October of 2003, the Commission has approved 42,927 product applications, and 186,281 products for statewide use within limitations established by the approvals. In addition, the total number of product approval applications approved to the 2023 Code is 5,098 (5,508 total in the System), the total number of products approved to the 2023 Code is 20,619 (21,860 total in the System), and the total number of entities approved to the 2023 Code is 130 (445 total in the System).

EDUCATION. Education is one of the cornerstones of the Building Code System, and the effectiveness of the Building Code depends on the knowledge of professionals who design and construct buildings. The Commission continues to work with the Department of Business and Professional Regulation and representatives of the licensing boards to establish a cooperative system for approving building code courses and integrating building code continuing education into licensing requirements. In collaboration with the System Administrator and stakeholders, the Commission is working to ensure the accountability and efficacy of the Education System. During the reporting period the Commission continued to efficiently review and approve course and accreditor applications.

BINDING INTERPRETATION PROCESS. The Commission coordinates with the Building Officials Association of Florida (BOAF) on appointments to the Binding Interpretation Panel. The Panel

consists of seven members charged with hearing requests to review decisions of local building officials. The Panel has heard 42 binding interpretations regarding the Florida Building Code to date.

FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION (FACBC) DECLARATORY STATEMENTS. In 2014, the Florida Building Commission was granted authority by the Florida Legislature to interpret the Florida Accessibility Code for Building Construction (FACBC). -There were no interpretations issued during the reporting period, and to date the Commission has issued five interpretations regarding petitions for declaratory statements on the FACBC.

LEGISLATIVE ASSIGNMENTS. 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 the cost/-benefits to the citizens of the State of Florida. In addition, because of the Commission's proven consensus-building process and success in developing consensus on complex and controversial issues, the Florida Legislature frequently assigns policy issues to the Commission for evaluation and implementation.

The 2024 Florida Legislature passed HB 535 which amends s. 553.793, F.S.; The bill specifies that a nonelectric fence or wall must enclose the outside perimeter of a low-voltage electric fence, permits low-voltage electric fences to be installed in areas within more than one zoning category and prohibits local governments from adopting or maintaining certain ordinances or rules that provide additional requirements for low-voltage alarm system projects. In response the Commission will start the rulemaking process to update the Florida Building Code, 8th Edition (2023).

The 2024 Florida Legislature passed HB 1526 which creates section 553.8991, F.S., the Resiliency and Safe Structures Act; The bill prohibits local governments from restricting or preventing demolition of certain structures & buildings, authorizes local government to review application for demolition permit, requires replacement, structures to be developed in accordance with local development regulations, which provides severability, and preempts certain regulation to state. In response to the assignment from the 2024 Florida Legislature, the Commission will start the rulemaking process to update the Florida Building Code, 8th Edition (2023).

In 2024, the Florida Legislature passed HB 267, which mandates changes to the Florida Building Code regarding the replacement of windows, doors, and garage doors. This bill also sets out guidelines for these modifications and adjusts the timeframes for local building officials to issue permits or provide notices if private providers validate documents with their professional seal. Additionally, it allows for automatic approval of permit applications under certain conditions. The bill prevents local building code enforcement agencies from auditing private providers until they develop a manual outlining audit procedure. This manual must be made available to the public either online or in print, and certain audit results must be easily accessible. The bill also specifies criteria for when a permit application is considered complete and approved. The Commission will start the rulemaking process to update the Florida Building Code, 8th Edition (2023) in accordance with the legislation.

HB 267 also specifies that unvented attic and unvented enclosed rafter assemblies that are insulated and air sealed with a minimum of R-20 air-impermeable insulation meet the requirements of sections R402 of the Florida Building Code, 8th. Edition (2023), Energy Conservation, if certain conditions

are met. The Legislature tasked the commission with reviewing these provisions recommendations to the Legislature by December 31, 2024. To fulfill this mandate, the Commission contracted the Florida Solar Energy Center to carry out this assignment and to report its findings and analysis to the Florida Building Commission by November 2024.

The 2024 Florida Legislature enacted HB 1021, which introduces a series of amendments aimed at refining regulations concerning condominiums, cooperative associations, and community management practices. The bill adds four-family dwellings to the list of buildings that are exempted from having to undergo a milestone inspection. In response to the legislative changes from the 2024 Florida Legislature, the Commission will start the rulemaking process to update the Florida Building Code, 8th Edition (2023). The bill also requires the Commission to perform a water intrusion study and provide recommendations to the Legislature

In response to the directive from the 2024 Florida Legislature, the Commission has initiated a water intrusion study as required in HB 1021. This study, mandated by the legislation, tasks the Florida Building Commission with investigating standards to mitigate water intrusion through sliding glass door tracks, including the exploration of potential devices designed to enhance prevention. The Commission is required to furnish a comprehensive written report detailing its findings and recommendations to key stakeholders, including the Governor, the President of the Senate, the Speaker of the House of Representatives, and relevant legislative committees by December 1, 2024.

RECOMMENDATIONS. Monitoring the building code system and determining refinements that will make it function better is a primary responsibility of the Commission, and consequently the Commission is continually effecting refinements to the building code system by administrative rule amendments where the statutes provide authority. However, the building code system is established in law, requiring that some refinements must be implemented through changes to law.

As a general approach, the Commission works with building construction industry stakeholders to build consensus on legislative assignments and on amendments to the Florida Building Code implemented through rulemaking and relies on industry groups to take the lead in proposing specific legislation to implement proposed changes to statute.

The Commission's consensus-developed recommendations for statutory changes designed to improve the system's effectiveness are developed in collaboration with industry stakeholders, who generally take the lead on initiating any specific legislative proposals. The Commission has no specific recommendations for 2025 Legislative actions deriving from Commission activities during the reporting period of July 1, 2023 – June 30, 2024.

II. APPENDICES

APPENDIX A

DEVELOPMENT OF THE FLORIDA BUILDING CODE OVERVIEW

In 1974, Florida adopted a state minimum building code law requiring all local governments to adopt and enforce a building code. The system provided four separate model codes that local governments could consider and adopt to establish minimum standards of health and life safety for the public. In that system, the state's role was limited to adopting all or relevant parts of new editions of the four model codes. Local governments could amend and enforce their local codes as they saw fit.

Hurricane Andrew demonstrated in 1992 that this system of local codes did not provide the level of public protection that was necessary. The South Florida Building Code, which was the local code universally acknowledged to set the strongest standard for hurricane protection, essentially failed. The resulting problems had impacts well beyond southern Miami-Dade County. The state filled the property insurer void left by failed and fleeing private insurance companies, and the federal government poured billions of dollars of aid into the disaster area. It became starkly apparent the state had a significant interest in the effectiveness of building codes.

After Hurricane Andrew, Miami-Dade County conducted an exhaustive review of its building code and made significant changes to both the code and support systems for code enforcement. In other areas of the state the Florida Board of Building Codes and Standards (the predecessor to the Florida Building Commission) adopted significant upgrades to the wind resistance standards of the model state minimum code that was used by the majority of other local governments. The state also began licensing local governments' building code enforcement personnel. These steps proved critical in leading to the building codes that produced improved building performance in the 2004 - 2005 hurricane seasons.

Like Miami-Dade County, the State went beyond modernizing the minimum building codes. In 1996 a study commission was appointed to review the system of local codes created by the 1974 law and to make recommendations for modernizing the entire system. The 1998 Legislature adopted the study commission's recommendations for a single state building code and an enhanced oversight role for the state in local code enforcement. The same legislation created the Florida Building Commission to develop and maintain the Florida Building Code and related programs and processes. The 2000 Legislature authorized implementation of the Florida Building Code, and the first edition replaced all local codes on March 1, 2002. There have been seven Code editions to date, and the Commission initiated the development of the Florida Building Code, 8th Edition (2023) in August of 2019.

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 its 2018 assessment of residential building code enforcement systems for life safety and property protection in hurricane prone regions.

APPENDIX B

COMMISSION REPRESENTATION AND PROCESS

COMMISSION REPRESENTATION. The Florida Building Commission is an appointed stakeholder representative group that successfully created, implemented, and maintains and updates the statewide Florida Building Code. The 2020 Florida Legislature reduced the number of Commissioners from 27 to 19 effective January 1, 2021. The Commission is currently comprised of 19 members appointed to represent specific building construction industry stakeholder interests. They are as follows: three municipal, county, or district code enforcement officials, a persons with disabilities representative, a building owners and managers industry representative, an insurance industry representative, a certified general or building contractor, a certified residential contractor, an architect, a structural engineer, an air-conditioning contractor or a mechanical contractor or engineer, an electrical contractor or electrical engineer, a plumbing contractor, a roofing or sheet metal contractor, a manufactured buildings industry representative, a building products manufacturing industry representative, a swimming pool contractor, a natural gas distribution system representative, and the chief resilience officer or their designee.

CONSENSUS PROCESS. The Florida Building Commission (Commission) seeks to develop consensus decisions on its recommendations and policy decisions. The General consensus is a participatory process whereby, on matters of substance, the members strive for agreements which all 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 a 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 welcome to speak during the public comment opportunity provided for each substantive issue under consideration, as well as during the 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 Building Code for the citizens of Florida. Through its committees and workgroups comprised of experts, the Commission has always developed its decisions based on analysis of 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 building construction industry stakeholders.

APPENDIX C
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

APPENDIX D

COMMISSION MILESTONES AND PLENARY SESSION MEETING SUMMARIES FOR THE PERIOD OF JULY 2023 – JUNE 2024

AUGUST 2023

The Commission conducts their 15 August 2023 meeting virtually. The Commission votes to approve the updated Workplan and Schedule for development of the, 8th Edition (2023), Florida Building Code. The Commission votes to approve Right-Suite Universal 2023 using its Right-Energy Florida module Version 23.0.01.01, for demonstrating compliance with the residential building energy requirements of the 8th Edition (2023) Florida Building Code, Energy Conservation for single-family new construction using the performance method, and to authorize staff to approve non-consequential changes to the software as needed. The Commission votes to approve Energy Gauge Summit 8.0, for demonstrating compliance with the commercial building energy requirements of the 8th Edition (2023) Florida Building Code, Energy Conservation, for the following code compliance methods: ASHRAE 90.1—2019 – Energy Cost Budget Method, ASHRAE 90.1—2019 – Prescriptive Compliance Method, ASHRAE 90.1—2019 – Appendix G Performance Rating Option, FBC 2023 – Total Building Performance Compliance Option, FBC 2023 – Prescriptive Compliance Option, and FBC 2023 – Component Performance Alternative Method, and to authorize staff to approve non-consequential changes to the software as needed. The Commission votes to approve Energy Gauge USA Version 8.0, for demonstrating compliance with the residential building energy requirements of the 8th Edition (2023) Florida Building Code, Energy Conservation, for the following code compliance methods: R402 Prescriptive R-Value Method, Prescriptive Total UA Alternative Method, Performance Method – R405, and ERI Method – R406, and to authorize staff to approve non-consequential changes to the software as needed. The Commission votes to approve COMCheck-Web, for demonstrating compliance with the commercial building energy efficiency requirements pursuant to the requirements of Section 5.6, Envelope Trade-Off Compliance for the envelope, using the procedures of the Normative Appendix C of ASHRAE 90.1—2019, and using Sections 6, 7, 8, 9 & 10 for compliance using the prescriptive method. The Commission votes to not initiate an investigation and to dismiss the complaint regarding FL 15709 WinDoor Inc.

OCTOBER 2023

The Commission conducts their 17 October 2023 meeting in Cocoa Beach, Florida. The Commission receives a briefing regarding UF's preliminary assessment of building damage caused by Hurricane Idalia (August 30, 2023 – Keaton Beach, Florida). The Commission votes to approve the updated Workplan and Schedule for development of the, 8th Edition (2023), Florida Building Code. The Commission votes to adopt the Florida Building Commission's *Recommendations on Structural and Life Safety Maintenance and*

Inspection Standards, incorporating the Existing Building Inspection Workgroup’s Recommendations and the Commission’s approved revisions, in fulfillment of SB 4-D Assignment #2, and to authorize DBPR to make editorial revisions for presentation, clarity, and consistency as needed and to submit the Commission’s Report to the Governor, the President of the Senate, and the Speaker of the House of Representatives by December 31, 2023. The Commission votes to initiate the rulemaking process for Rule 61G20-2.005, Florida Administrative Code, to update the private provider form, and to delegate authority to Thomas Campbell to sign rulemaking documents on behalf of the Commission. Tom Campbell, FBC Executive Director, resigns as the Commission’s executive director to take a higher-level position within DBPR.

DECEMBER 2023

The Commission conducts their 12 December 2023 meeting virtually. The Commission votes to approve the updated Workplan and Schedule for development of the, 8th Edition (2023), Florida Building Code. The Commission votes to adopt the TACs’ Recommendations to the Commission Regarding Proposed Errata and Glitch Amendments Review Process for the 2023 Code Update Process. The Commission votes to adopt the Commission Errata and Glitch Amendment Review and Approval Process for the 2023 Code Update Process. The Commission votes to proceed with rule adoption for Rule 61G20-2.004 – Private Provider Form, incorporating all approved revisions, and to delegate authority to Mo Madani to sign rulemaking documents on behalf of the Commission. The Commission votes to uphold the Binding Interpretation Panel’s interpretation of the Florida Building Code regarding Binding Interpretation #243. The Commission votes to issue a Non-Binding Advisory Opinion stating that the amendments are not technical amendments to the Florida Building Code, and to adopt staff’s analysis regarding the questions presented in the Petition. The Commission votes to elect Michael Bourré the new chair of the Florida Building Commission effective December 31, 2023.

DECEMBER 2023

The Commission conducts a Virtual Emergency Commission Meeting on 28 December 2023. The Commission votes to: **1)** Initiate emergency rule making pursuant to subsection 120.54(4), F.S., delaying the implementation of Section 718 of the Florida Building Code, Plumbing, 8th Edition (2023) for at least three-months from December 31, 2023 to March 30, 2024, and adopt proposed Rule 61G20ER23-3 – Effective Date for Section 718 Building Sewer and Drain Rehabilitation Requirements based on the Findings and Rationale provided in the DBPR staff analysis; and **2)** Adopt Rule 61G20ER23-3 – Effective Date for Building Sewer and Drain Rehabilitation Requirements, with the following emergency rule text: Rule 61G20ER23-3 – Effective Date for Building Sewer and Drain Rehabilitation Requirements. Notwithstanding the Florida Building Code, the provisions of Section 718, Florida Building Code, Plumbing, 8th Edition (2023), are not in effect during the period of time that this emergency rule is in effect. This rule

shall take effect immediately upon filing with the Department of State with an Effective Date of December 31, 2023, and an Expiration Date of March 30, 2024, and to delegate authority to Mo Madani to sign rulemaking documents on behalf of the Commission.

FEBRUARY 2024

The Commission conducts their 13 February 2024 meeting virtually. The Commission votes to: **1)** Approve the promulgation of an Emergency Rule to delay the provisions of Section 718, Florida Building Code, Plumbing, 8th Edition (2023), upon Expiration of Emergency Rule 61G20ER23-3, F.A.C. for at least three-months from April 1 - June 30, 2024; **2)** Initiate rulemaking pursuant to subsection 557.79(9)(a), F.S., the annual technical amendment process, and to delegate authority to Mo Madani to sign rulemaking documents on behalf of the Commission; **3)** Approve the updated Workplan and Schedule for development of the 8th Edition (2023), Florida Building Code; **4)** Approve the Draft Workplan for development of the 9th Edition (2026), Florida Building Code; **5)** Select the 2024 I-Codes once finalized by the ICC, and the 2024 NEC as the model codes for conducting the Commission's model code update review process for development of the 9th Edition (2026), Florida Building Code; **6)** Send a Letter of Certification of Equivalence to DOE certifying the equivalence of the 8th Edition (2023), Florida Building Code, Energy Conservation's commercial building provisions to ASHRAE 90.1-2019; **7)** Send a Letter of Certification of Equivalence to DOE certifying that the residential building provisions of the 8th Edition (2023), Florida Building Code, Energy Conservation meet or exceed the 2021 International Energy Conservation Code (IECC), for low-rise residential buildings; **8)** Approve Energy Code Compliance Software for the 8th Edition (2023) Florida Building Code, Energy Conservation, specifically Integrated Environmental Solutions', IESVE Software 2023 for demonstrating compliance with commercial building energy requirements using the ASHRAE 90.1-2019 appendix G Performance Rating Method; and **9)** Not to initiate an investigation and to dismiss the complaint regarding FL 22267 and FL 17897.5, E.S. Windows, Inc.

APRIL 2024

The Commission conducts their 16 April 2024 meeting in Orlando, Florida. The Commission votes to: **1)** Initiate rulemaking to Rule 61G20-1.001 – Florida Building Code Adopted, for the purpose of amending the 8th Edition (2023), Florida Building Code, to incorporate the legislatively required amendments, and to delegate authority to Alan Burke to sign rulemaking documents on behalf of the Commission; **2)** Approve the updated Workplan and Schedule for development of the 8th Edition (2023), Florida Building Code; **3)** Approve the updated Workplan and Schedule for development of the 9th Edition (2026), Florida Building Code; **4)** Adopt the recommendations of the Existing Building Inspection Workgroup as the starting point for establishing a Building Safety Program for implementation of Section 553.899, F.S., Mandatory Structural Inspections for Condominium

and Cooperative Buildings, within the 8th Edition, 2023 Florida Building Code, Existing Building, in fulfillment of SB 154 Assignment #3, and to proceed with the rulemaking process as outlined in the Workplan; **5)** Amend the definition of *Wind-Borne Debris Region* from the 8th Edition (2023) Florida Building Code back to the definition from the 7th Edition (2020) Florida Building Code, and defer any revisions to the definition pending the results of a research study to be commissioned by the Commission for a science-based analysis of the issue to inform the Commission’s decision on the definition no later than in time for consideration during the next code update cycle, and request that DBPR evaluate whether additional funding for research could be provided for fiscal year 2024-2025; **6)** Proceed with rule adoption pursuant to Rule 61G20-1.001 – Florida Building Code Adopted, incorporating the Commission’s approved annual technical amendment to the 8th Edition (2023), Florida Building Code, and to delegate authority to Alan Burke to sign rulemaking documents on behalf of the Commission; and **7)** Proceed with rule adoption pursuant to Rule 61G20-1.001 – Florida Building Code Adopted, incorporating the Commission’s approved errata and glitch amendment into the 8th Edition (2023), Florida Building Code, and to delegate authority to Alan Burke to sign rulemaking documents on behalf of the Commission.

MAY 2024

The Commission conducts their 23 May 2024 concurrent meeting with the Energy Technical Advisory Committee virtually. The Commission votes to: **1)** Partner with the University of Central Florida-Florida Solar Energy Center (UCF-FSEC) by actively assisting UCF-FSEC with establishing a central repository for electronic energy code compliance files for DE-FOA-0003225 - Resilient and Efficient Codes Implementation proposal for funding by the Department of Energy; **2)** Partner with the Karpman Consulting team and UCF-FSEC by actively assisting with the “Automation of the Simplified Performance Rating Method Energy Modeling in Commonly Used Simulation Tools” Project for DE-FOA-0003225 - Resilient and Efficient Codes Implementation proposal for funding by the Department of Energy; **3)** Partner with the Karpman Consulting team and UCF-FSEC by actively assisting with the “Validate Automation of ASHRAE 90.1 Performance Rating Method in Commonly Used Simulation Tools” Project for DE-FOA-0003225 - Resilient and Efficient Codes Implementation proposal for funding by the Department of Energy; and **4)** Partner with the National Association of State Energy Officials and UCF-FSEC to develop a resilience methodology overlay for the U.S. Department of Energy’s Energy Code Compliance Field Study Methodology, DE-FOA-0003225 proposal for funding by the Department of Energy.

JUNE 2024

The Commission conducts their 18 June 2024 meeting virtually. The Commission votes to: **1)** Approve the Commission’s Fiscal Year 2023 – 2024 Annual Report (Report to 2025 Legislature), including Commission actions taken during the June 18, 2024 meeting, and to charge the Chair with

reviewing and approving the Final Report prior to submittal to the Legislature and Governor; **2)** Approve the updated Workplan and Schedule for development of the 8th Edition (2023), Florida Building Code; **3)** Approve the updated Workplan and Schedule for development of the 9th Edition (2026), Florida Building Code; **4)** Adopt the TAC 2024 Model Code Updates Review Process for development of the 9th Edition (2026), Florida Building; **5)** Adopt the Commission 2024 Model Code Updates Review and Approval Process for development of the 9th Edition (2026), Florida Building Code; **6)** Approve the Research Workplan for fiscal year 2024 - 2025; **7)** Approve UCF-FSEC's proposed Scope of Work and the funding for the Research Project Titled: "Review and Consider Possible Changes to the Thermal Efficiency Standards for Unvented Attic and Unvented Enclosed Rafter Assemblies" pursuant to the requirements of HB 267, and to charge staff with contracting, administering and overseeing the research, and negotiating scoping and funding levels as appropriate; **8)** Approve FIU's Scope of Work and the funding for the research project titled: "An Experimental Testing Approach for Understanding and Mitigating Wind-Driven Rain (WDR) Intrusion through Tracks of Sliding Glass Door Systems During Hurricanes," pursuant to the requirements of HB 1021, and to charge DBPR staff with contracting, administering and overseeing the research, and negotiating scoping and funding levels as appropriate; **9)** Approve UF's Scope of Work and the funding for the research project titled: "Investigation of the Wind-borne Debris Regions in ASCE 7-22," and to charge DBPR staff with contracting, administering and overseeing the research, and negotiating scoping and funding levels as appropriate; and **10)** Approve the 2024 - 2025 Annual Regulatory Plan as presented, and to authorize publication of the Plan by DBPR.