

FLORIDA BUILDING COMMISSION
2024 MODEL CODE UPDATES REVIEW AND APPROVAL PROCESS
2026 CODE UPDATE PROCESS – 9TH EDITION (2026), FLORIDA BUILDING CODE
(FOR COMMISSION ADOPTION JUNE 18, 2024)

DECEMBER 10 – 11, 2024 COMMISSION MEETING

SECTION 1. ORGANIZATION

CONSENT AGENDAS RECOMMENDED FOR DENIAL. The TACs’ recommendations for denial of specific 2024 model code updates are on “Consent Agendas Recommended for Denial,” one per TAC, consisting of multiple matrices containing updates reflective of the topical Code areas within the TAC’s purview. These recommendations are posted to the BCIS and labeled: Chart #1: “Tracking Charts with TAC Actions—Consent Agendas to Deny.” The matrices of updates recommended for denial relevant to each TAC will be considered by the Commission as a single consent agenda per TAC.

CONSENT AGENDAS RECOMMENDED FOR APPROVAL. The TACs’ recommendations for approval of specific 2024 I-Code amendments are on “Consent Agendas Recommended for Approval,” one per TAC, consisting of multiple matrices containing updates reflective of the topical Code areas within the TAC’s purview. These recommendations are posted to the BCIS and labeled: Chart #2: “Tracking Charts with TAC Actions—Consent Agendas for Approval.” The matrices of updates recommended for approval relevant to each TAC will be considered by the Commission as a single consent agenda per TAC.

RECOMMENDATIONS FOR INDIVIDUAL CONSIDERATION. The TACs’ recommendations for model code updates recommended for individual consideration, either to approve or to deny, will be considered individually by the Commission. These recommendations are posted to the BCIS and labeled: Chart #3: “Tracking Charts with TAC Actions—Individual Consideration.” The matrices of updates recommended for individual consideration relevant to each TAC will be considered by the Commission individually per TAC.

COMMISSION MEETING TO CONSIDER 2024 MODEL CODE UPDATES. The Commission will consider the TACs recommendations and the Residential Cost of Construction Impact Workgroup’s comments during the Commission’s Model Code Updates Review meeting.

SECTION 2. REQUESTING UPDATES TO BE PULLED FROM CONSENT AGENDAS FOR INDIVIDUAL CONSIDERATION

REQUESTING AN UPDATE TO BE PULLED FOR INDIVIDUAL CONSIDERATION. Commissioners or members of the public requesting that updates be pulled for individual consideration (“Consent Agenda Recommended for Denial” or “Consent Agenda Recommended for Approval”) should submit their request in writing no later than 21 days prior to the Commission meeting when the updates will be considered. Requests should be sent to Mo Madani at DBPR. The Commission will decide which, if any, updates to pull for individual consideration at their Model Code Updates Review meeting.

Any Commissioner may pull any update off of a “Consent Agenda Recommended for Denial” or a “Consent Agenda Recommended for Approval” for individual consideration based on public comment (submitted in writing or verbally).

SECTION 3. COMMISSION’S 2024 MODE CODE UPDATES CONSIDERATION SEQUENCING.

The TACs’ recommendations regarding proposed 2024 model code updates for inclusion in the 9th Edition (2026) FBC are arranged on consent agendas by TAC. Each TAC Consent Agenda consists of multiple matrices by Code area. The Commission will consider TAC recommendations in the following sequence:

1. **CONSENT AGENDA RECOMMENDED FOR DENIAL:** Approval of consent agenda of TAC’s recommendations for denial of specific 2024 model code updates (Chart #1: “Tracking Charts with TAC Actions—Consent Agendas to Deny.”). The Commission votes to approve the TAC’s recommendations on the updates, as posted. The motion should be framed: Motion to approve the consent agenda for denial and deny all of the model code updates on the consent agenda. Commissioners should pull off any updates 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.
2. **CONSENT AGENDA RECOMMENDED FOR APPROVAL:** Approval of consent agenda of TAC’s recommendations regarding proposed updates recommended for approval (Chart #2: “Tracking Charts with TAC Actions— Consent Agendas for Approval”). The Commission votes to approve the TAC’s recommendations on the updates, as posted. Commissioners should pull off any amendment(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.
3. **UPDATES PULLED FOR INDIVIDUAL CONSIDERATION:** Model code updates that the TACs recommended for individual consideration, and model code updates pulled by Commissioners for individual consideration for the purpose of approval or denial require a motion to approve or a motion to deny and a second. Additionally, the comments provided by the Residential Construction Cost Impact Workgroup should be considered regarding model code updates that are considered impactful by the Workgroup.

Pursuant to Section 553.73 (7)(f), F.S., the Commission shall not recommend approval of any 2024 model code updates including those contained in referenced standards and criteria, that would diminish the provisions of the Florida Building Code relating to wind resistance or the prevention of water intrusion.

Facilitator will serve as moderator, ask for and call the motions, and assist with the Commission’s adopted process and groundrules.

SECTION 4. PUBLIC COMMENT PROCESS

GENERAL PROVISIONS

- One person speaks at a time.
- Limit your comment and be concise.
- Public comments will be limited to a maximum of three-minutes (3) per person. However, a Commissioner may request clarification of public comments through the Chair.
- Do not read lengthy prepared statements. Summarize, and if you have a lengthy prepared statement submit the complete text of your comment in writing for the record.
- Offer new points and/or state agreement with previous speakers. Please do not repeat what has been stated.
- Facilitator in consultation with the Chair may terminate a comment if it is repeating previous comments, and not simply stating agreement or offering new points.
- The Commission wants to hear all viewpoints to ensure all perspectives are considered, not repeats of the same views.
- Proponents and Opponents not wishing to provide comments are encouraged to raise their hands in support or opposition to amendments to provide the Commission with a sense of stakeholder preferences.

PUBLIC COMMENT PROCESS

- Facilitator will introduce 2024 model code updates 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 updates organized by FBC Chapter and Section within the TAC’s purview).
- The public will be invited to speak on any of the model code updates (“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 update into the 9th 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 update on a Consent Agenda Recommended for Denial,” the proponents in favor of including the model code update into the 9th Edition (2026) FBC will speak first.
- Opponents of including the model code update into the 9th Edition (2026) FBC will follow proponents.
- If there is public comment requesting denial of a model code update on a “Consent Agenda Recommended for Approval,” opponents of including the model code update into the 9th Edition (2026) FBC will speak first.
- Proponents of including the model code update into the 9th Edition (2026) FBC will follow opponents.
- There will be no rebuttal opportunities for this Phase.

SECTION 5. COMMISSION 2024 MODEL CODE UPDATES PROCESS AND SEQUENCING

- Facilitator will serve as the moderator, ask for and call the motions, and assist with adopted process and groundrules.
- One person speaks at a time.
- Limit your comment and be concise. Do not read lengthy prepared statements; summarize and submit complete text of the comment for the record.
- Proponents should identify the specific model code update they want the Commission to consider removing from the “Consent Agenda Recommend for Denial” or the “Consent Agenda Recommend for Approval” and address why they believe the model code update should be approved or denied.
- Comments are limited to a maximum of three minutes (3) per person.
- Offer new points and/or state agreement with previous speakers. Please do not repeat what has been stated.
- Chair/Facilitator may terminate a comment if it is repeating previous comments, and not simply stating agreement or offering new points.
- The FBC wants to hear all viewpoints to ensure all perspectives are considered, not repeats of the same views.
- Facilitator will introduce each “Consent Agenda Recommended for Denial” consisting of matrices of 2024 model code updates recommended for denial by each TAC in turn.
- Facilitator will subsequently introduce each “Consent Agenda Recommended for Approval” consisting of matrices of 2024 model code updates recommended for approval by each TAC in turn.
- Public will speak to any model code updates they wish the Commission to consider individually from the “Consent Agenda Recommended for Denial” or “Consent Agenda Recommended for Approval” by TAC in turn as each consent agenda is introduced by the Facilitator.
- Commissioner(s) will decide which, if any, model code updates to pull for individual consideration.
- Any Commissioner may pull any model code update for individual consideration.
- Clarifying questions by FBC members only.
- FBC will vote in favor of each “Consent Agenda Recommended for Denial” in turn by TAC as posted or as amended by the Commission’s removal of specific model code updates recommended for denial.
- FBC will vote in favor of each “Consent Agenda Recommended for Approval” in turn by TAC as posted or as amended by the Commission’s removal of specific model code updates recommended for approval.
- Once a motion is on the floor, discussion is limited to FBC members except as allowed by the Chair.
- A Commissioner must move approval or denial of a model code update and receive a second prior to discussion.
- All model code updates pulled for individual consideration must be voted on individually either to approve or deny.
- Any model code update considered individually that does not receive a second is deemed denied due to failure to receive a second.
- Motions require a 75% favorable vote for approval; those with less than a 75% favorable vote are deemed denied.