



**FLORIDA  
BUILDING  
COMMISSION**

"STRONGER CODES THROUGH SCIENCE AND CONSENSUS"



**FACILITATOR'S SUMMARY REPORT OF THE  
OCTOBER 15, 2024 FLORIDA BUILDING COMMISSION  
WEB-BASED AND TELECONFERENCE VIRTUAL MEETING**

**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**  
**OCTOBER 15, 2024 FACILITATOR’S MEETING SUMMARY REPORT**

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*Florida Peninsula – From Space*



# FLORIDA BUILDING COMMISSION

## OCTOBER 15, 2024 FACILITATOR'S MEETING SUMMARY REPORT



**FLORIDA  
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## OVERVIEW OF COMMISSION'S KEY ACTIONS AND DECISIONS TUESDAY, OCTOBER 15, 2024

### I. PLENARY SESSION SUMMARY AND OVERVIEW

The Commission conducted their October 15, 2024 Plenary Session as a web-based and teleconference virtual meeting. At the October 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, and recommendations from the Commission's various committees. In addition, the Commission received a briefing regarding UF's preliminary 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; and **3)** approve Energy Code Compliance Software for the 8<sup>th</sup> Edition (2023) Florida Building Code, Energy Conservation, specifically Integrated Environmental Solutions' (IESVE), Software Version 2023 for demonstrating compliance with commercial building energy requirements using the ASHRAE 90.1-2019 Appendix G Performance Rating Method, and the ASHRAE 90.1-2019 Energy Cost Budget Performance Rating Method, and to authorize DBPR staff to approve non-consequential changes to the software as needed.

*(Attachment 1 – Meeting Evaluation Results)*

### II. CHAIR'S WELCOME

Chairman Bourré welcomed the Commission, DBPR staff, and the public to the web-based and teleconference virtual plenary session of the Florida Building Commission.

The Chair took the opportunity on behalf of the Florida Building Commission, to offer the Commission's sympathy and support to all those impacted by the recent hurricanes. Hurricane Helene made landfall at the mouth of the Aucilla River 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.

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. Each year the Commission's Hurricane Research Advisory Committee evaluates research proposals related to enhancing the wind and water intrusion provisions of the Code and provides the Commission with their recommended research project priorities for funding. We remain committed to this effort. In addition, 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 a building damage assessment survey of hurricanes impacting Florida, and during the meeting the Commission would be briefed regarding UF's preliminary assessment of building damage caused by Hurricane Helene and Hurricane Milton.

The Chair noted that in addition to considering regular procedural issues, updates, petitions, and reports, the primary task for the October 15, 2024 meeting was to approve energy compliance software for demonstrating compliance with the 8<sup>th</sup> Edition (2023), 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 October 15, 2024 meeting:

Michael Bourré (Chair), James Batts, David Brown, David Compton, Jeff Gross, Rodney Hershberger, David John, Brian Langille, Brad Schiffer, Fred Schilling, Jim Schock (Vice Chair), Brian Swope, and Tim Tolbert.

(13 of the 15 seated Commissioners attended – 87%).

*Absent Commissioners:*

Grey Marker, and Asael Marrero.

### **DBPR STAFF PARTICIPATING**

Alan Burke, Sabrina Evans, Jim Hammers, Mo Madani, 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 a Preliminary Update Regarding Survey of Building Damage from Hurricane Helene and Hurricane Milton.\*
- To Consider and Decide on Applications for Product Approval and Entity Approval.
- To Consider and Decide on Applications for Accreditor and Course Approval.
- To Consider and Decide on Applications for Waiver from Accessibility Requirements.
- To Receive a Legal Report Briefing.
- To Review/Approve Energy Compliance Software for Demonstrating Compliance with the Florida Building Code, 8<sup>th</sup> Edition (2023), Energy Conservation.
- To Receive and Decide on Reports and Recommendations from Committees and Workgroup(s).
- To Hear Public Comment.
- To Review Next Steps, Assignments, and Agenda Items for Next Meeting (December 10-11, 2024, In-Person, Embassy Suites Oceanfront St. Augustine Beach, Florida).

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

**MOTION** – The Commission voted unanimously, 13 - 0 in favor, to approve the agenda for the October 15, 2024 meeting as **amended\***.

##### **Amendment**

- To Receive a Preliminary Update Regarding Survey of Building Damage from Hurricane Helene and Hurricane Milton.\*

*(Attachment 2 – October 15, 2024 Commission Agenda)*

#### V. APPROVAL OF THE AUGUST 13, 2024 AND AUGUST 23, 2024 MEETING MINUTES AND FACILITATOR'S SUMMARY REPORTS

Chairman Bourré inquired whether there were any corrections or additions to the posted August 13, 2024 and/or August 23, 2024 Meeting Minutes and/or Facilitator's Summary Reports that were posted electronically in advance of the meeting. There were none offered, and the Commission took the following action:

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

**MOTION** – The Commission voted unanimously, 13 - 0 in favor, to approve the August 13, 2024 and August 23, 2024 Meeting Minutes and Facilitator's Summary Reports as posted/presented.

**Amendments:** There were no amendments offered to the Meeting Minutes or Facilitator's Summary Reports.

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

### **A) TAC Appointment**

#### **Electrical TAC**

Chairman Bourré announced he had appointed Vice Chairman Shock to chair the Electrical TAC to replace Commissioner Stephen Wilcox who rolled-off the Commission leaving the position vacant. The Chair thanked Stephen for his service to the citizens of Florida, and thanked Jim for agreeing to serve.

#### **Swimming Pool TAC**

The Chair appointed Kyle Sawchuk to the Swimming Pool TAC to fill a vacant seat. The Chair thanked Kyle for agreeing to serve.

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

The Chair reported that the Commission’s next meeting is December 10-11, 2024, and will be conducted in-person, at the Embassy Suites Oceanfront St. Augustine Beach, Florida. Following are tentative dates for the regular bimonthly Commission meetings scheduled for 2025:

- February 11, 2025 – Web-Based and Teleconference Virtual Meeting
- 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 August 23, 2024) is linked to the October 15, 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, 13 – 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, 13 – 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 reported 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. Dr. David Prevatt from the University of Florida (UF) provided the Commission with an update regarding UF’s preliminary assessment of building damage caused by Hurricane Helene and Hurricane Milton.

Dr. David Prevatt, UF, provided the Commission with a presentation titled: “Survey and Investigation of Buildings Damaged by Category III, IV, and V Hurricanes in FY 2024-2025 (Preliminary).” The presentation will be posted to the BCIS.

Following is a summary of the presentation:

### **Hurricane Helene Observations:**

- Most damage was associated with storm surge.
- Helene’s wind speeds did not exceed the design wind speeds.
- Single-Family Residential Structures at Keaton Beach, Dekle Beach, Cedar Key, Steinhatchee, Horseshoe Beach, Suwannee: Storm surge and wave impacts.
- Manufactured Homes: Foundations failed and dislocated houses.
- Multi-family Residential Structures: Uprooted trees falling on structure in Tallahassee, FL.
- Commercial Buildings: Building cladding failures (mainly roof covers) in Perry, Steinhatchee and Cedar Key, FL.
- Schools, Government & Critical Facilities: No observed building damage.

### **Horseshoe Beach, Florida**

- Storm surges were reportedly up to 15 ft. as reported by residents.
- Damage Patterns Observed
  - Scouring around column footings and ground slabs,



- Failed reinforced concrete columns and wood piers,
- Buildings swept off foundations,
- Roofing and wall cladding failures (minor), and
- Cladding failure to underside of elevated floors (per [Ibrahim et al, 2023](#)).
- Note: By 10/1/24 the debris at Cedar Key, FL cleaned up – we could not make observations of building performance there.

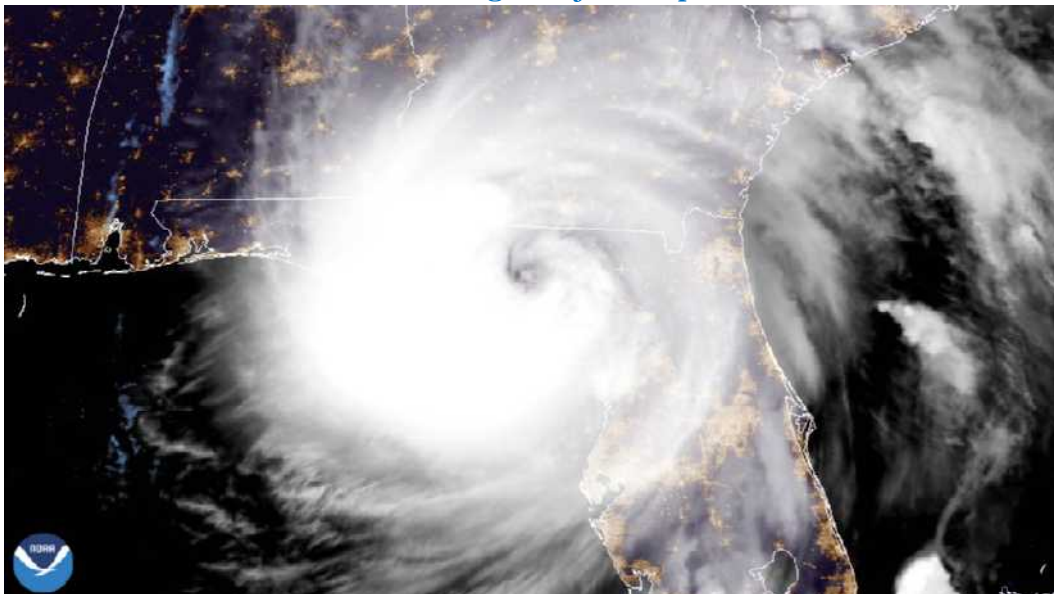
### Hurricane Milton Observations:

- At landfall Hurricane Milton was a minimal Category II hurricane (max. peak 3-second gust wind speed was 108 mph). Milton’s power dissipated quickly as it moved inland.
- Moderate Wind Speeds – Milton’s winds were less than design wind speeds for the impacted areas and it did not produce much design level impacts.
- Roof Cover Loss– NOAA’s aerial photography shows only limited roof cover loss, as expected for this moderate wind speed.
- Fenestration – UF team observed no fenestration failures from windborne debris inland, where winds were no more than 70 mph.
- Storm surge and wave action: In a few limited areas coastal structures were impacted by storm surges and waves. Structures elevated above the storm surge and wave height had a better chance of survival.

### Summary:

- **Hurricane Helene:** Opportunities exist to learn about residential performance from storm surge. Areas impacted most by Helene do not have a CCCL (no sandy beaches), so there may be some opportunities to look at performance and construction relative to what would be required by the CCCL.
- **Hurricane Milton:** Limited potential for gathering new data. Only significant storm surge damage only in isolated areas, and the wind speeds low to moderate.
- **Tornado Outbreak:** Hurricane Milton spawned a tornado outbreak some degrees of damage suggested EF-3 tornadoes. This offers potential for calibrating DOD estimates of damage to structures that were originally designed for hurricane wind speeds.

*Hurricane Helene Making Landfall – September 26, 2024*



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

Commissioner Hershberger 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 supplemental consent agendas of products recommended for approval to the 2023 Code, each in turn.

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

**MOTION** – The Commission voted unanimously, 13 - 0 in favor, to approve the consent agenda of product approval entities to the 2023 Code (24) as posted.

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

**MOTION** – The Commission voted unanimously, 13 - 0 in favor, to approve the consent agenda of products (184) 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, 13- 0 in favor, to approval the product approval applications to the 2023 Code with comments recommended for approval (6) as reflected in the posted documentation (FL 46917, FL 46936, FL 46965, FL 46969, FL 46977, and FL 47009).

**MOTION** – The Commission voted unanimously, 13- 0 in favor, to conditionally approve the products recommended for conditional approval (7) to the 2023 Code based on the conditions recommended by DBPR staff and reflected in the posted documentation (FL 47020, FL 46886, FL 46923, FL 47000, FL 47004, FL 47012, and FL 46616).

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

There was no Commission action required regarding the October 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, 13 – 0 in favor, to approve advanced accredited course numbers (4): 1302.0, 1305.0, 1294.0, and 1288.0.

**MOTION** – The Commission voted unanimously, 13 – 0 in favor, to conditionally approve advanced accredited course numbers (3): 1301.0, 1300.0, and 1299.0 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. Libre AF , Inc. – Waiver 687 - 129 NW 26 St 105., Miami 33127**

**MOTION** – The Commission voted unanimously, 13 – 0 in favor, to grant the waiver for vertical accessibility to the mezzanine on the grounds of economic hardship.

**2. The Palms NL Condo Association – Waiver 674 - 728 SW 81st Ave, North**

**MOTION** – The Commission voted unanimously, 13 – 0 in favor, to grant the waiver for vertical accessibility to the second floor 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, 8<sup>th</sup> Edition (2023), and vertical accessibility to the second floors of the structures is therefore not required.

**3. Ybor City Grand Cathedral LLC – Waiver 689- 2201 North Florida Avenue, Tampa 33602**

**MOTION** – The Commission voted unanimously, 13 – 0 in favor, to grant the waiver for vertical accessibility to the second floor on the grounds of the historical nature of the property.

**4. Office 88 INC – Waiver 686 - 8101 Biscayne Boulevard, Miami 33138**

**MOTION** – The Commission voted unanimously, 13 – 0 in favor, to grant the waiver for vertical accessibility to the mezzanine on the grounds of economic hardship.

**5. 2887 NW 5th LLC – Waiver 679 - 2887 NW 5th Ave, Miami 33127**

**MOTION** – The Commission voted unanimously, 13 – 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 October meeting.

## **XIII. APPROVAL OF ENERGY CODE COMPLIANCE SOFTWARE SUBMITTAL(S) FOR DEMONSTRATING COMPLIANCE WITH THE 8<sup>TH</sup> EDITION (2023), FLORIDA BUILDING CODE, ENERGY CONSERVATION**

With the adoption of each Edition of the Code the Commission is required to approve Energy Code compliance software for demonstrating compliance with the Updated Code.

For the October 2024 meeting the Commission was requested to approve an Energy Compliance Software submittal for demonstrating compliance with the 8<sup>th</sup> Edition (2023) Florida Building Code – Energy Conservation, specifically IESVE Software Version 2023 for demonstrating compliance with commercial building energy requirements using the ASHRAE 90.1-2019 Appendix G Performance Rating Method, and the ASHRAE 90.1-2019 Energy Cost Budget Performance Rating Method.

The Energy TAC met on October 7, 2024 to review the submittal and recommended approval.

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, 13 – 0 in favor, to approve Energy Code Compliance Software for the 8<sup>th</sup> Edition (2023) Florida Building Code, Energy Conservation, specifically Integrated Environmental Solutions’ (IESVE), Software Version 2023 for demonstrating compliance with commercial building energy requirements using the ASHRAE 90.1-2019 Appendix G Performance Rating Method, and the ASHRAE 90.1-2019 Energy Cost Budget Performance Rating Method, and to authorize DBPR staff to approve non-consequential changes to the software as needed.

#### **XIV. 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.

➤ **Accessibility Administration TAC**

Commissioner Gross presented the TAC’s report(s) and any recommendations.

***Commission Action:***

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

➤ **Code Administration TAC**

Commissioner Brown presented the TAC’s report(s) and any recommendations.

***Commission Action:***

**MOTION**– The Commission voted unanimously, 13 – 0 in favor, to accept the TAC’s report(s) as presented/posted (September 19, 2024).

➤ **Education POC**

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

***Commission Action:***

**MOTION**– The Commission voted unanimously, 13 – 0 in favor, to accept the POC’s report as presented/posted (October 7, 2024).

➤ **Electrical TAC**

Commissioner Schock presented the TAC’s report(s) and any recommendations.

***Commission Action:***

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

- **Energy TAC**  
Mo Madani presented the TAC’s report(s) and any recommendations.  
*Commission Action:*  
*MOTION*– The Commission voted unanimously, 13 – 0 in favor, to accept the TAC’s report(s) as presented/posted (September 18, 2024, and October 7, 2024).
- **Fire TAC**  
Commissioner Schiffer presented the TAC’s report(s) and any recommendations.  
*Commission Action:*  
*MOTION*– The Commission voted unanimously, 13 – 0 in favor, to accept the TAC’s report(s) as presented/posted (September 20, 2024).
- **Hurricane Research Advisory Committee**  
Jeff Blair presented the HRAC’s report(s) and any recommendations.  
*Commission Action:*  
*MOTION*– The Commission voted unanimously, 13 – 0 in favor, to accept the HRAC’s report(s) as presented/posted (October 3, 2024).
- **Mechanical TAC**  
Commissioner John presented the TAC’s report(s) and any recommendations.  
*Commission Action:*  
*MOTION*– The Commission voted unanimously, 13 – 0 in favor, to accept the TAC’s report(s) as presented/posted (September 19, 2024, and October 11, 2024).
- **Plumbing TAC**  
Commissioner Schilling presented the TAC’s report(s) and any recommendations.  
*Commission Action:*  
*MOTION*– The Commission voted unanimously, 13 – 0 in favor, to accept the TAC’s report(s) as presented/posted (September 16, 2024).
- **Product Approval POC**  
Commissioner Hershberger presented the TAC’s report and any recommendations.  
*Commission Action:*  
*MOTION*– The Commission voted unanimously, 13 – 0 in favor, to accept the POC’s report and Facilitator’s Summary Report as presented/posted (October 3, 2024).
- **Residential Construction Cost Impact Workgroup**  
Jeff Blair presented the RCCIWG’s report(s) and any recommendations.  
*Commission Action:*  
*MOTION* – The Commission voted unanimously, 13 – 0 in favor, to accept the RCCIWG’s report(s) as presented/posted (August 20, 2024).
- **Roofing TAC**  
Commissioner Swope presented the TAC’s report(s) and any recommendations.  
*Commission Action:*  
*MOTION*– The Commission voted unanimously, 13 – 0 in favor, to accept the TAC’s report(s) as presented/posted (September 16, 2024).
- **Special Occupancy TAC**  
Mo Madani presented the TAC’s report(s) and any recommendations.

***Commission Action:***

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

➤ **Structural TAC**

Commissioner Compton presented the TAC’s report(s) and any recommendations.

***Commission Action:***

**MOTION** – The Commission voted unanimously, 13 – 0 in favor, to accept the TAC’s report(s) as presented/posted (September 17, 2024).

➤ **Swimming Pool TAC**

Commissioner Batts presented the TAC’s report(s) and any recommendations.

***Commission Action:***

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

## **XV. 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.

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

The December 10-11, 2024 meeting will focus on the Commission’s regular procedural and substantive issues, and the Commission’s consideration of a Proposed Glitch Amendment for the 8<sup>th</sup> Edition (2023), Florida Building Code, and Model Code Changes for inclusion in the 9<sup>th</sup> Edition (2026), Florida Building Code. The December meeting will be conducted as an in-person meeting at the Embassy Suites Oceanfront St. Augustine Beach, Florida.

*(Attachment 5 – Commission Meeting Schedule)*

## **ADJOURNMENT**

The Commission members, staff and the public were thanked for their participation, and on an unanimous vote, of 13 – 0 in favor, the meeting was adjourned at 10:00 a.m. on Tuesday, October 15, 2024.

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

**OCTOBER 15, 2024 – VIRTUAL MEETING**

*Average rank using a 0 to 10 scale, where 0 means totally disagree and 10 means totally agree.  
(8 of the 13 Commissioners in Attendance Completed the Evaluation – 62%).*

**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 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 Energy Compliance Software for 8<sup>th</sup>. Edition (2023) Approval.
- 10.0 TAC, POC, Committee, and Workgroup Reports and Recommendations.

**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.**

- I like that it was brought to us as a webinar.
- This was a good use of everyone's time.
- Really appreciated the UF hurricane report.
- I sound like a broken record, but as always, you (Jeff) did a great job. You keep the meeting flowing but always give everyone a chance to talk.
- Well organized.
- Always a very professionally run meeting!
- You (Jeff) did an outstanding job, standing in for our chairman and finishing the meeting.

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

- Everything worked seamlessly.
- Have no suggestions for improvement.
- Currently it's as good as it could be!

**COMMENTS ON SPECIFIC EVALUATION TOPICS.**

- None were offered.



**ATTACHMENT 2**  
**OCTOBER 15, 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), and 9<sup>th</sup>. Edition (2026), Workplans.
- ✓ To Consider and Decide on Applications for Product Approval and Entity Approval.
- ✓ To Consider and Decide on Applications for Accreditor and Course Approval.
- ✓ To Consider and Decide on Applications for Waiver from Accessibility Requirements.
- ✓ To Receive a Legal Report Briefing.
- ✓ To Review/Approve Energy Compliance Software for Demonstrating Compliance with the Florida Building Code, 8<sup>th</sup>. Edition (2023), Energy Conservation.
- ✓ To Receive/Decide on Reports and Recommendations from Committees and Workgroups(s).
- ✓ To Hear Public Comment.
- ✓ To Review Needed Next Steps, Assignments, and Agenda Items for Next Meeting (December 10-11, 2024, On-Site Meeting, Location TBD).

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

August 20, 2024	1:30 p.m.	Residential Construction Cost Impact Workgroup
September 12, 2024	9:00 a.m.	Accessibility Technical Advisory Committee
September 12, 2024	2:00 p.m.	Swimming Technical Advisory Committee
September 13, 2024	9:00 a.m.	Special Technical Advisory Committee
September 13, 2024	2:00 p.m.	Electrical Technical Advisory Committee
September 16, 2024	8:00 a.m.	Roofing Technical Advisory Committee
September 16, 2024	1:00 p.m.	Plumbing Technical Advisory Committee
September 17, 2024	8:00 a.m.	Structural Technical Advisory Committee
September 18, 2024	8:00 a.m.	Energy Technical Advisory Committee
September 19, 2024	8:00 a.m.	Mechanical Technical Advisory Committee
September 19, 2024	1:00 p.m.	Code Admin Technical Advisory Committee
September 20, 2024	8:00 a.m.	Fire Technical Advisory Committee
October 2, 2024	1:30 p.m.	Hurricane Research Advisory Committee
October 3, 2024	10:00 a.m.	Product Approval Program Oversight Committee
October 7, 2024	9:00 a.m.	Education Program Oversight Committee
October 7, 2024	2:00 p.m.	Fire Technical Advisory Committee
October 8, 2024	2:00 p.m.	Accessibility Advisory Council Committee
October 11, 2024	10:00 a.m.	Mechanical Advisory Council Committee

**MEETING AGENDA – OCTOBER 15, 2024**

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

8:30 a.m.	1)	<b>Welcome and Opening, Roll Call</b>
	2)	<b>Review and Approval of Meeting Agenda</b>
	3)	<b>Review and Approval of the August 13, 2024, and August 23, 2024, Meeting Minutes and Facilitator’s Summary Reports</b>
	4)	<b>Chair’s Discussion Issues</b>  <b>Future Meetings:</b> December 10-11, 2024, on-site (Commission review of I-Code changes)  <b>Updated Commission Milestones</b>
	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>Review and Approval of Energy Compliance Software for Compliance with the Florida Building Code, 8th Edition (2023), Energy Conservation</b>
	11)	<b>Committee Reports</b> A. Accessibility Technical Advisory Committee (September 12, 2024) B. Code Admin Technical Advisory Committee (September 19, 2024) C. Education Program Oversight Committee (October 7, 2024) D. Electrical Technical Advisory Committee (September 13, 2024) E. Energy Technical Advisory Committee (September 18, 2024, and October 7, 2024) F. Fire Technical Advisory Committee (September 20, 2024) G. Hurricane Research Advisory Committee (October 2, 2024) H. Mechanical Technical Advisory Committee (September 19, 2024, and October 11, 2024) I. Plumbing Technical Advisory Committee (September 16, 2024) J. Product Approval Program Oversight Committee (October 3, 2024) Facilitator’s Report K. Residential Construction Cost Impact Workgroup (August 20, 2024) L. Roofing Technical Advisory Committee (September 16, 2024) M. Special Occupancy Technical Advisory Committee (September 13, 2024) N. Structural Technical Advisory Committee (September 17, 2024) O. Swimming Pool Technical Advisory Committee (September 12, 2024)
	12)	<b>Commissioner Comment</b>
	13)	<b>Public Comment</b>
	14)	<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 OCTOBER 15, 2024**

**COMMISSION MEETING DATES FOR REMAINDER OF 2024, AND FOR 2025**

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**

**8<sup>TH</sup>. EDITION (2023) FBC CODE UPDATE DEVELOPMENT TASKS**

TASKS	SCHEDULE
<i>Selection of the Model Codes</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>Review of the Model Code Changes</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 – <i>Conference call/Webinar</i>	
45 day public review and comment period ends ( <i>By Rule -45 day min before TAC review</i> )	7/1/2021 Completed
Staff posts on Commission website analysis of the 2021 I-Code changes with public comments. (Tracking Charts and code change monographs)	8/2/2021 Completed
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 Completed
Staff post TACs’ recommendations online for further public review	10/15/2021 Completed
Deadline for requesting amendments (2021 I-Codes changes) to be pulled of the consent agenda for individual consideration	11/19/2021 Completed
Commission considers TACs’ recommendations regarding the latest changes to the model codes - on site meeting (TBD)	12/14-15/2021 Completed
Staff post Commission’s recommendations online	1/3/2022 Completed
<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 Completed
Proposed amendments reviewed by staff and posted to the Commission website	3/3/2022 Completed
1 <sup>st</sup> . 45 day comment period ends ( <i>By law -45 day min before TAC review</i> )	4/17/2022
Staff post on Commission website proposed code changes (Tracking Charts and Detail Reports)	5/2/2022 Completed Completed

<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>Glitch/Errata</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>Glitch/Errata #2</b>	

<b><i>Adopt Code Language Based on 2024 Legislative Session</i></b> <b><i>Adopt Chapter 18 Minimum requirements for the mandatory milestone inspection, of the 2023 FBC – Existing Building</i></b>	
Proposed glitch amendments posted to the Commission website	April 18, 2024
1 <sup>st</sup> 45-day comment period ends ( <b><i>By law -45 day min before TAC review</i></b> )	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 ( <b><i>by law – 45 - day min before Commission review</i></b> )	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>

**ATTACHMENT 6**  
**9<sup>TH</sup>. EDITION (2026) CODE UPDATE WORKPLAN**  
**UPDATED OCTOBER 15, 2024**

**COMMISSION’S 2026 CODE UPDATE DEVELOPMENT WORKPLAN**

<b>9<sup>TH</sup>. EDITION (2026) FBC CODE UPDATE DEVELOPMENT TASKS</b>	
<b>TASKS</b>	<b>SCHEDULE</b>
<i><b>Selection of the Model Codes</b></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	02/13/2024
2024 IECC	<b>08/13/2024</b>
<i><b>Review of the Model Code Changes</b></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> )	07/02/2024 <i>Completed</i>
<i>2024 IECC – 45 day public review and comment period ends</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
Staff post 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 (TBD)	12/10-11/2024
Staff post 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-day 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-day meetings [2-day on-site and 2-day 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 on-site meetings and 3-day 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-day 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.	