

Special Occupancy Technical Advisory Committee

9th Edition (2026) Florida Building Code, Building

Glitch - (Code language for consistency with HB 1175 – bill effective date – January 1, 2027)

SP-FBC-B - Ch. 2/4 – Comment #1

Staff

SECTION 202—DEFINITIONS

Add the following definition:

Office surgery suite. That portion of a physician's office where surgery is performed.

SECTION 469 OFFICE SURGERY SUITE

Revise section 469.3 to read as follows:

469.3 Office surgery suite occupancy classification.

469.3.1 Office surgery suites that provide services or treatment on an outpatient basis to ~~four~~ seven or more patients at the same time that either renders the patients incapable of taking action for self-preservation under emergency conditions without the assistance from others, ~~or~~ that provide surgical treatment requiring general anesthesia to ~~four~~ seven or more patients at the same time, or provide treatment for seven or more patients who, due to the nature of their injury or illness, are incapable of taking action for self-preservation under emergency conditions without the assistance of others, shall meet the requirements of Ambulatory Health Care Occupancies as described in NFPA 101, Life Safety Code and this code.

469.3.2 All other office surgery suites shall comply with the requirements of Business occupancy as described in NFPA 101, Life Safety Code, and this code.

(Code language for consistency with HB 1175 – bill effective date – January 1, 2027)

TAC Recommendation:

Commission Action:

Comment – Skip Gregory

469.3 Office surgery suite occupancy classification.

469.3.1 Office surgery suites that provide services or treatment on an outpatient basis to ~~four~~ seven or more patients at the same time that ~~either~~ renders the patients incapable of taking action

for self-preservation under emergency conditions without the assistance from others, ~~or that provide surgical treatment requiring general anesthesia to four~~ seven or more patients at the same time, or that provide treatment for patients who, due to the nature of their injury or illness, are incapable of taking action for self- preservation under emergency conditions without the assistance of others, shall meet the requirements of Ambulatory Health Care Occupancies as described in NFPA 101, Life Safety Code. ~~and this code.~~

469.3.2 ~~All other~~ office surgery suites shall comply with the requirements of ~~Business occupancy as described in NFPA 101, Life Safety Code,~~ Business Occupancy, Ambulatory Care Facility, as described in Section 422 of this code.

Statement for this proposed Comment:

The proposed editorial comment is intended to clarify the relationship between the Ambulatory Health Care Occupancy provisions of NFPA 101, Life Safety Code, and the Business Occupancy, Ambulatory Care Facility provisions contained within Section 422 of the Florida Building Code (FBC) as applied to office surgery suites and to implement HB 1175.

Section 469 historically referenced Ambulatory Health Care Occupancy requirements associated with NFPA 101, which utilize a threshold of four or more patients incapable of self-preservation treated simultaneously on an outpatient basis. HB 1175 modifies this threshold for purposes of determining when office surgery suites are required to comply with ambulatory health care occupancy provisions contained in NFPA 101.

The phrase “and this code” should be removed from Section 469.3.1 because the Florida Building Code does not establish a separate occupancy classification identified as “Ambulatory Health Care Occupancy”. That terminology and occupancy classification are specific to NFPA 101, Life Safety Code. This revision is intended to editorially improve code coordination and avoid implying that the Florida Building Code contains a separate ambulatory health care occupancy classification parallel to NFPA 101.

HB 1175 requires that “...alternative to the safety design standards for ambulatory health care occupancies...” be established. Within the Florida code framework, the ambulatory health care occupancy classification is established through NFPA 101, Life Safety Code, as adopted by the Florida Fire Prevention Code. The Florida Building Code does not contain a parallel ambulatory health care occupancy classification. The proposed revisions are intended to coordinate Section 469 with the existing structure and terminology of the Florida Building Code while recognizing that occupancy classification standards for ambulatory health care occupancies are established through and are the purview of the Florida Fire Prevention Code, not the FBC.

The Florida Building Code regulates Business Occupancies containing Ambulatory Care Facilities under Section 422. These provisions are separate from the Ambulatory Health Care Occupancy provisions of NFPA 101 and are not based upon the same patient threshold criteria.

As a result, the patient thresholds contained within Section 469 relate specifically to application of the NFPA 101 Ambulatory Health Care Occupancy provisions and do not eliminate or replace the separate requirements applicable to Ambulatory Care Facilities that are part of Business Occupancy requirements of the FBC.

The proposed comment clarifies that office surgery suites not required to comply with Ambulatory Health Care Occupancy provisions of NFPA 101, must still comply with the Business Occupancy provisions of NFPA 101 and the Business Occupancy provisions of the Florida Building Code. The comment is therefore intended to maintain coordination between the NFPA 101, Life Safety Code occupancy provisions and the current Florida Building Code requirements applicable to ambulatory care functions involving patients rendered incapable of self-preservation.

This editorial clarification preserves consistency within the Florida Building Code and avoids unintentionally excluding office surgery suites from applicable Ambulatory Care Facility provisions already established elsewhere within the code.

Glitch – Conflict with rule 61C-5.001(2), F.A.C

SP-FBC-B - Ch. 35 – Comment #2

From: Doherty, Brenden <Brenden.Doherty@myfloridalicense.com>

Sent: Wednesday, May 13, 2026 1:38 PM

To: Madani, Mo <Mo.Madani@myfloridalicense.com>

Subject: Urgent: Rollback of Planned ASME 17.1-2022 Code Adoption

Good afternoon, Mo:

Thank you for taking the time to talk today. As discussed, the Division of Hotels and Restaurants Bureau of Elevator Safety will continue to enforce the existing ASME 17.1-2019 edition requirements that are outlined in section 61C-5.001(2), F.A.C., rather than considering a rule change to adopt the 2022 edition requirements.

Following further review, the Division of Hotels and Restaurants Bureau of Elevator Safety has determined that it will not proceed with the adoption of ASME 17.1-2022.

We request that this rollback be processed as a glitch fix to ensure the Florida Elevator Safety Code and Florida Building Code continue to reference the same adopted standards, avoiding any inconsistencies.

Please advise on the next steps to implement this correction.

Thank you for your insight and your assistance.

Best regards,
Brenden



Brenden Doherty

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TAC Recommendation:

Commission Action:

Errata – Editorial

SP-FBC-B - Ch. 31 – Comment #3

Staff

Section 3103.5.1.3, last sentence - change Section 3103.6 to Section 3102.8.

TAC Recommendation:

Commission Action:

Errata – Editorial

SP-FBC-B - Ch. 35 – Comment #4

From: Rebecca Quinn <Rebecca@RCQuinnConsulting.com>

Sent: Monday, June 22, 2026 12:34 PM

To: Madani, Mo <Mo.Madani@myfloridalicense.com>

Subject: Chapter 35 Referenced Standard doesn't include M-D TAS 204 or ANSI/FM 2510

Hey Mo,

I don't see addition of the TAS 204 for floodproofing or ANSI/FM 2510 in Chapter 35 Referenced Standards in the posted draft:

<https://codes.iccsafe.org/content/FLBC2026D/35-build-florida-2026>

- Original SP12034 did not show addition of TAS 204 to Chapter 35. I called it out in my December 29, 2025 email (table below)
- SP12034 FDEM's alternate language noted to add to Chapter 35: ANSI/FM 2510—20. American National Standard for Flood Mitigation Equipment.

REFERENCE STANDARDS – BUILDING	SP12023	Reference to FEMA TB-11 was stricken.
	SP12034	The original proposal didn't show adding TAS 204 to Reference Standard (check SP12040 for the title). Our A1 also didn't show adding it; I brought to your attention during a phone call.

TAC Recommendation:

Commission Action: