

**FLORIDA BUILDING COMMISSION**  
**2026 CODE UPDATE – 9<sup>TH</sup> EDITION (2026)**  
**COMMISSION CODE AMENDMENTS REVIEW**  
**AND APPROVAL PROCESS COMMISSION**  
**INFORMATIONAL WEBINAR**

**FRIDAY, NOVEMBER 21, 2025**



**JEFF A. BLAIR**  
**FLORIDA BUILDING COMMISSION'S FACILITATOR**



# PROCEDURAL GUIDELINES

- Be aware of background noise (amplified through electronic equipment).
- Keep your device(s) on mute (however, don't put your phone on hold).
- Wait to speak until facilitator requests questions and/or comments at appropriate opportunities during the webinar.
- Please use the ***Raise Hand*** icon 🙋 if you wish to ask a question.
- Thank You!

# COMMISSION REVIEW AND APPROVAL PROCESS ⑤

## SECTION 1. OVERVIEW

- The Commission will consider the TACs' recommendations regarding proposed Code amendments during the December 9-10, 2025 Commission meeting. The Commission will consider each TAC's recommendations in turn, by consent agendas for approval, consent agendas for denial, and amendments recommended for individual consideration. Any Commissioner may pull any Code amendments for individual consideration.
- After the Commission takes action on all of the proposed Code amendments they will move to proceed with rulemaking for Rule 61G20-1.001(1), Florida Building Code Adopted, for the purpose of adopting approved Code amendments to the Florida Building Code. The Commission will conduct a Rule Development Workshop on the 9<sup>th</sup> Edition (2026), Florida Building Code during the meeting(s) designated in the 2026 Code Update Workplan.

# COMMISSION REVIEW AND APPROVAL PROCESS

- The TACs' Recommendations are on single Tracking Charts by TAC consisting of the **Consent Agenda Recommended for Approval**, **Consent Agenda Recommended for Denial**, and Amendments either pulled from the consent agendas by Staff for individual consideration or amendments requested to be pulled from the consent agendas by stakeholders.
- **1. CONSENT AGENDAS RECOMMENDED FOR APPROVAL (GROUP 1 AND 2).**  
The TACs' recommendations for approval of specific proposed Code amendments are all of the amendments that the specific TAC is recommending for approval either as submitted or as modified, and this package of amendments is deemed to be the TAC's "Consent Agenda Recommended for Approval" (Group 1 and 2). The Commission will vote to approve the TAC's recommendations on the Code amendments, as posted or as amended by the Commission's removal of specific Code amendments recommended for approval. The motion should be framed: Motion to approve the consent agenda for approval (as posted or amended) and to approve all of the proposed Code amendments on the consent agenda.
- Commissioners should pull off any Code amendment(s) that would prevent them from voting to approve the consent agenda of amendments recommended for approval by the TAC and as posted to the BCIS.

# COMMISSION REVIEW AND APPROVAL PROCESS

- **2. CONSENT AGENDAS RECOMMENDED FOR DENIAL (GROUP 3).** The TACs' recommendations for denial of specific proposed Code amendments are all of the amendments that the specific TAC is recommending for denial, and this package of amendments is deemed to be the TAC's "Consent Agenda Recommended for Denial" (Group 3). The Commission will vote to approve the TAC's recommendations on the Code amendments, as posted or as amended by the Commission's removal of specific Code amendments recommended for denial. The motion should be framed: Motion to approve the consent agenda for denial (as posted or as amended) and to deny all of the proposed Code amendments on the consent agenda.
- Commissioners should pull off any Code amendment(s) that would prevent them from voting to approve the consent agenda of amendments recommended for approval by the TAC and as posted to the BCIS.
- Any Commissioner may pull any Code amendment off of a "Consent Agenda Recommended for Approval" or a "Consent Agenda Recommended for Denial" for individual consideration based on public comment.
- **As a courtesy, Chairman Bourré has decided to pull for individual consideration all amendments requested by staff and those requested by stakeholders submitted by the November 17, 2025 deadline.**



# COMMISSION REVIEW AND APPROVAL PROCESS

## ➤ 3. REQUESTS FOR INDIVIDUAL CONSIDERATION (GROUP 4).

Amendments that staff has pulled from the consent agendas (approval and/or denial) for individual consideration, and amendments that stakeholders are requesting the Commission pull from the consent agendas (approval and/or denial) for individual consideration.

*#59 Amendments Pulled for Individual Consideration [71 total requests inclusive of duplicates met the November 17, 2025 Deadline]*

- All amendments pulled from the consent agendas, for approval or for denial, will be considered individually by the Commission. The Group 4 amendments on each Tracking Chart are the group of recommendations consisting of amendments staff is recommending for individual consideration and those amendments proponents requested be pulled and the Commission subsequently pulled off of consent agendas for individual consideration. The Code amendments recommended for individual consideration relevant to each TAC will be considered by the Commission individually per TAC.
- Code amendments that Staff recommended for individual consideration, and Code amendments pulled by the Commission for individual consideration for the purpose of approval or denial require a motion to approve or a motion to deny and a second.

# COMMISSION REVIEW AND APPROVAL PROCESS

## SECTION 4. STANDING FINDINGS APPLIED TO ALL MOTIONS TO APPROVE TACs' CONSENT AGENDAS AND INDIVIDUALLY CONSIDERED CODE AMENDMENTS

- The Commission will vote in favor of the Commission adopted motion that the standing findings apply to all motions to approve proposed Code amendments prior to considering proposed Code amendments. The Commission will stand on the required findings for all motions to approve.
- 1) **Motion 1:** The Commission moves that for all motions made to approve a proposed consent agenda for approval and any individually-considered Code amendments, the Florida Building Commission votes to approve them based on the Findings pursuant to the requirements of Section 553.73 (9)(a) & (9)(b), A-H, F.S.
- 2) **Motion 2:** Motion to approve DBPR Staff's recommendations regarding correlations and editorial fixes for the 9<sup>th</sup> Edition (2026), Florida Building Code and to authorize staff to make correlations and editorial fixes as needed for the 9<sup>th</sup> Edition (2026), Florida Building Code.

*After the Commission takes action on all of the proposed Code amendments:*

- 3) **Motion 3:** Motion to proceed with rulemaking for Rule 61G20-1.001(1), Florida Building Code Adopted, for the purpose of adopting approved Code amendments into the Florida Building Code.

# COMMISSION REVIEW AND APPROVAL PROCESS

## SECTION 5. GENERAL PROVISIONS

- Facilitator will serve as moderator, introduce each item in turn, ask for and call the motions, and assist with Commission's adopted process and participation procedures.
- One person speaks at a time. State name and representation each time you speak. Commission members state your name when making and seconding motions.
- Public comments will be limited to a maximum of *Three Minutes (3) Per Person*. Please use the *Raise Hand* icon 🙋. However, a Commissioner may request clarification of public comments through the Chair or Facilitator.
- Come to the speakers table when invited. Queue up at the speakers' table in two lines, with the left line pro and right line con. Hold the microphone button the entire time while speaking. The light starts green, turns yellow with 30 seconds left, and red when 3 minutes is up. For virtual meetings, when invited to comment, use the *Raise Hand* icon 🙋.



# COMMISSION REVIEW AND APPROVAL PROCESS

## SECTION 5. GENERAL PROVISIONS

- Proponents and Opponents not wishing to provide comments are encouraged to raise their hands in support of or opposition to Code amendments to provide the Commission with a sense of stakeholder preferences (For virtual meetings use the *Thumb Up* icon 👍).
- Based on an evaluation of the number of individuals wishing to comment on a specific topic relative to the number of items to be considered, and the amount of time available in the meeting, the Facilitator in consultation with the Commission or TAC chair, may require stakeholder groups to select a representative(s) to provide the TAC or Commission with their comment(s) rather than allowing each individual to comment.
- Motions either for approval or denial require a  $\geq 75\%$  favorable vote for approval; those with less than a 75% favorable vote will be considered unapproved and the motion deemed denied.

# COMMISSION REVIEW AND APPROVAL PROCESS

## SECTION 7. COMMISSION REVIEW & APPROVAL PROCESS OVERVIEW

- Facilitator will introduce each “Consent Agenda Recommended for Approval” consisting of proposed Code amendments recommended for approval (as submitted and as modified) (Group 1 and 2), by each TAC in turn.
- Facilitator will subsequently introduce each “Consent Agenda Recommended for Denial” consisting of proposed Code amendments recommended for denial (Group 3), by each TAC in turn.
- Facilitator will subsequently identify each Code Amendment Staff has pulled for Individual Consideration and those that stakeholders are requesting be pulled for Individual Consideration (Group 4), by each TAC in turn **[#59 requested by November 17, 2025 deadline]**.
- Commissioner(s) will decide which, if any, Code amendments to pull for individual consideration.
- Any Commissioner may pull any Code amendment for individual consideration.

# COMMISSION REVIEW AND APPROVAL PROCESS

## SECTION 7. COMMISSION REVIEW & APPROVAL PROCESS OVERVIEW

- Public will have an opportunity to speak to any Code amendments they wish the Commission to consider individually from the “Consent Agenda Recommended for Approval,” or “Consent Agenda Recommended for Denial,” if the amendment has not previously been pulled by the Commission for Individual Consideration, by TAC in turn, as introduced by the Facilitator.
- FBC will vote in favor of each “Consent Agenda Recommended for Approval,” by TAC in turn, as posted or as amended by the Commission’s removal of specific Code amendments recommended for approval.
- FBC will vote in favor of each “Consent Agenda Recommended for Denial,” by TAC in turn, as posted or as amended by the Commission’s removal of specific Code amendments recommended for denial.
- Clarifying questions by FBC members only.
- Once a motion is on the floor, discussion is limited to FBC members except as allowed by the Chair.

# COMMISSION REVIEW AND APPROVAL PROCESS

## SECTION 7. COMMISSION REVIEW & APPROVAL PROCESS OVERVIEW

- Facilitator will subsequently introduce each Code Amendment pulled by Staff and/or the Commission for Individual Consideration (Group 4), by each TAC in turn **[#59]**.
- A Commissioner must move approval or denial of a proposed Code amendment and receive a second prior to discussion.
- All Code amendments pulled for individual consideration must be voted on individually either to approve or deny.
- Any Code amendment considered individually that receives a motion to approve but does not receive a second will be deemed denied for failure to receive a second.
- Motions either for approval or denial require a  $\geq 75\%$  favorable vote for approval; those with less than a 75% favorable vote will be considered unapproved and the motion deemed denied.

# COMMISSION MOTIONS

## SECTION 4. STANDING FINDINGS APPLIED TO ALL MOTIONS TO APPROVE TACs' CONSENT AGENDAS AND INDIVIDUALLY CONSIDERED CODE AMENDMENTS

**Motion 1:** The Commission moves that for all motions made to approve a proposed consent agenda for approval and any individually-considered Code amendments, the Florida Building Commission votes to approve them based on the Findings pursuant to the requirements of Section 553.73 (9)(a) & (9)(b), A-H, F.S.

- A. The amendment is needed in order to accommodate the specific needs of this state; and
- B. The amendment has a reasonable and substantial connection to the health, safety, and welfare of the general public; and
- C. The amendment strengthens or improves the Florida Building Code, or in the case of innovation or new technology, will provide equivalent or better products or methods or systems of construction; and
- D. The amendment does not discriminate against materials, products, methods, or systems of construction of demonstrated capabilities; and
- E. The amendment does not degrade the effectiveness of the Florida Building Code; and



# COMMISSION MOTIONS

- F. The amendment has the following fiscal impact relative to the costs and benefits of the proposed amendment:
  - 1. The fiscal impact relative to enforcement imposed upon local government is as indicated by the proponent.
  - 2. The fiscal impact of compliance imposed upon building and property owners is as indicated by the proponent.
  - 3. The fiscal impact relative to compliance imposed upon industry is as indicated by the proponent.
  - 4. The amendment must demonstrate by evidence or data that the state's geographical jurisdiction exhibits a need to strengthen the code beyond the needs or regional variations addressed by the code and why the proposed amendment applies to this state.
- G. The amendment's benefits noted with regard to fiscal impact and efficacy outweigh the costs imposed.
- H. The amendment does not diminish requirements related to wind resistance or prevention of water intrusion contained in the Code or its referenced standards and criteria.

# COMMISSION MOTIONS

- **Motion 2:** Motion to approve DBPR Staff's recommendations regarding correlations and editorial fixes for the 9<sup>th</sup> Edition (2026), Florida Building Code and to authorize staff to make correlations and editorial fixes as needed for the 9<sup>th</sup> Edition (2026), Florida Building Code.
- **After the Commission takes action on all of the proposed Code amendments:**  
**Motion 3:** Motion to proceed with rulemaking for Rule 61G20-1.001(1), Florida Building Code Adopted, for the purpose of adopting approved Code amendments into the Florida Building Code.

# QUESTIONS ON COMMISSION REVIEW AND APPROVAL PROCESS?



**JEFF A. BLAIR**  
**FLORIDA BUILDING COMMISSION FACILITATOR**



<http://facilitatedsolutions.org>



## ABOUT THE FACILITATOR

- **Jeff A. Blair** has over 30 years of experience in assessing and analyzing complex issues and facilitating meetings designed to build consensus between stakeholder interests, and is the principle and owner of **Facilitated Solutions, LLC**.
- Jeff is retired research faculty at Florida State University (FSU) and served as Associate Director for the FCRC Consensus Center at FSU for twenty-one years.
- He specializes in facilitation and process design and in addition his work includes situation assessment, strategic planning and implementation, and consensus building among diverse stakeholder interests with divergent perspectives on complex issues.
- He has worked with federal, state, local government, non-governmental organizations, and private sector representatives to design and implement collaborative approaches to consensus-building, planning, rulemaking, and dispute resolution with an emphasis on stakeholder participation in the planning, design, implementation, and monitoring of policy actions in more than 190 projects and over 2500 meetings.



# RELEVANT PROJECT EXPERIENCE

**BUILDING CODE AND CONSTRUCTION INDUSTRY RELEVANT PROJECTS** include designing and successfully facilitating to consensus and unanimous agreement between diverse stakeholder interests:

- **70 FLORIDA BUILDING COMMISSION SPECIAL ISSUES WORKGROUPS. 1999-2025.**

## SELECT EXAMPLES INCLUDE:

- Building Code System Assessment (2010). DCA/DBPR/FBC.
- Construction Practices/Quality Assessment (2005). DCA/DBPR/FBC.
- Florida Building Code and the Florida Fire Prevention Code Duplicate Provisions and Overlapping Responsibilities Assessment (2005). DCA/DBPR/FBC.
- Feasibility Assessment Regarding Conducting Negotiated Rulemaking to Establish Efficacy and Performance Standards for Registering Termiticides for Use as a Preventative Treatment on New Construction (2002). FDACS.
- Recommendations to Enhance Building Code and Municipal Code Enforcement Activities (2002). City of Fort Pierce Florida.
- Feasibility Assessment Regarding Negotiated Rulemaking for Division of State Fire Marshal (2002). Florida Department of Financial Services (DSF).
- Hurricane Research Advisory Committee (2005). DBPR.
- Florida Energy Code Workgroup (2009). FBC/DCA/DBPR.
- Florida Accessibility Code Workgroup (2010). FBC/DBPR/DCA.
- Flood Resistant Standards Workgroup (2009). DEM/DBPR.
- Green Building Workgroup (2007). FBC/DBPR/DCA.