



Florida Building Code Development: How Did That Get In There?

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Course Information

Florida Building Code Development: How Did That Get In There?
1 Hour General Credit
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CILB & BCAIB Provider # 0000916
FBPE Provider # 0008653

Date: July 24 & 25, 2024
Location: Orlando, FL
CILB Approval # 0614913
BCAIB Approval # 5009517
FBPE Approval # 008653
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Today's Training is Made Possible Through

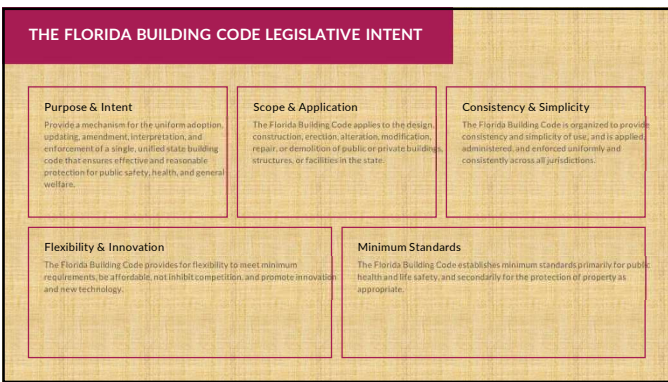


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FLORIDA BUILDING CODE DEVELOPMENT-HOW DID THAT GET IN THERE?

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THE FLORIDA BUILDING CODE LEGISLATIVE INTENT

Purpose & Intent

Provide a mechanism for the uniform adoption, updating, amendment, interpretation, and enforcement of a single, unified state building code that ensures effective and reasonable protection for public safety, health, and general welfare.

Scope & Application

The Florida Building Code applies to the design, construction, erection, alteration, modification, repair, or demolition of public or private buildings, structures, or facilities in the state.

Consistency & Simplicity

The Florida Building Code is organized to provide consistency and simplicity of use, and is applied, administered, and enforced uniformly and consistently across all jurisdictions.

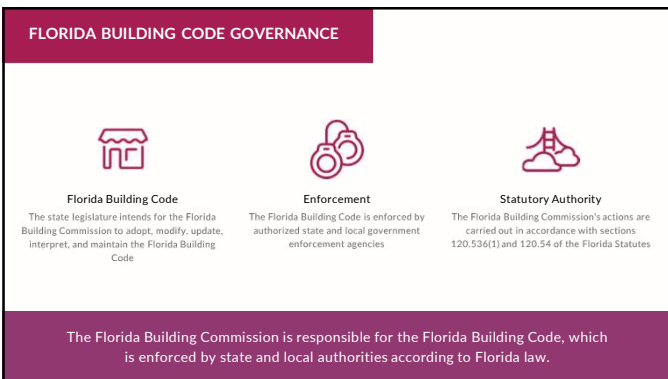
Flexibility & Innovation

The Florida Building Code provides for flexibility to meet minimum requirements, be affordable, not inhibit competition, and promote innovation and new technology.

Minimum Standards

The Florida Building Code establishes minimum standards primarily for public health and life safety, and secondarily for the protection of property as appropriate.

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FLORIDA BUILDING CODE GOVERNANCE



Florida Building Code

The state legislature intends for the Florida Building Commission to adopt, modify, update, interpret, and maintain the Florida Building Code.



Enforcement

The Florida Building Code is enforced by authorized state and local government enforcement agencies.




Statutory Authority

The Florida Building Commission's actions are carried out in accordance with sections 120.536(1) and 120.54 of the Florida Statutes.


The Florida Building Commission is responsible for the Florida Building Code, which is enforced by state and local authorities according to Florida law.

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FLORIDA FIRE PREVENTION CODE

**Florida Fire Prevention Code and Life Safety Code**

The legislature intends for these codes to be adopted, modified, updated, interpreted, and maintained by the Department of Financial Services

**Conflict Resolution**

The legislature intends for any potential conflicts between the fire and life safety codes and other provisions of the Florida Building Code to be resolved through coordination and cooperation of the State Fire Marshal and the Florida Building Commission

**Incorporation into Florida Building Code**

The legislature intends for the fire and life safety codes to be included by reference as sections in the Florida Building Code

The legislature has established the intent for the adoption, maintenance, and integration of the Florida Fire Prevention Code and Life Safety Code into the Florida Building Code, with a focus on ensuring consistency and resolving any potential conflicts.

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FLORIDA BUILDING COMMISSION

**Florida Building Commission Composition**

The commission is composed of 19 members representing various stakeholders in the building industry, including architects, engineers, contractors, code enforcement officials, and representatives from the disability, manufacturing, and insurance sectors.

**Governor Appointed Members**

Members of the commission are appointed by the Governor and subject to confirmation by the Senate.

**Stakeholder Recommendations**

Industry associations are encouraged to recommend candidates for consideration for the various positions on the commission.

The Florida Building Commission is a critical entity that brings together key stakeholders to ensure the development and enforcement of building codes that prioritize safety, accessibility, and the unique needs of the state's built environment.

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RESPONSIBILITIES OF THE CHAIRMAN

Preside over Commission Meetings

The Chairman presides over all Commission meetings.

Appoint Committees

The Chairman appoints work groups, Program Oversight Committees, Technical Advisory Committees, and Ad Hoc Committees.

Serve as Official Spokesman

The Chairman serves as the official spokesman for the Commission.

Delegate Staff and Committee Assignments

The Chairman delegates staff and Committee assignments.

Review Committee Membership


The Chairman shall review the membership of Program Oversight and Technical Advisory Committees and reappoint or replace members as needed.

Appoint Vice-Chairman and Committee Chairs


The Chairman shall appoint a vice-chairman to act in his absence and appoints the chairman for all Program Oversight, Technical Advisory, and Ad Hoc Committees.

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FLORIDA BUILDING COMMISSION



Building Code Adoption
The commission shall adopt the Florida Building Code by rule, which includes all laws and rules related to the design, construction, and enforcement of buildings and structures.




Scope of Building Code
The Florida Building Code governs the design, construction, erection, alteration, modification, repair, and demolition of public and private buildings, structures, and facilities.


The slide outlines the key aspects of the commission's responsibility to adopt the Florida Building Code, which covers the comprehensive regulations for building construction and safety.

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FLORIDA ACCESSIBILITY CODE



Florida Accessibility Code
The technical portions of the Florida Accessibility Code for Building Construction shall be contained in their entirety in the Florida Building Code.



Civil Rights Portions
The civil rights portions and the technical portions of the accessibility laws of this state shall remain as currently provided by law.




Restrictions on Revisions
Neither the commission nor any local government shall revise or amend any standard of the Florida Accessibility Code for Building Construction except as provided for in part II.


The slide outlines the key aspects of the Florida Accessibility Code for Building Construction and its integration with the Florida Building Code.

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BUILDING CODE DEVELOPMENT



Building Code Updates
The commission shall adopt an updated Florida Building Code every 3 years, reviewing the latest versions of the International Building Code, International Fuel Gas Code, International Existing Building Code, International Mechanical Code, International Plumbing Code, and International Residential Code.



Maintaining Federal Eligibility
The commission must adopt any updates necessary to maintain eligibility for federal funding and discounts from the National Flood Insurance Program, FEMA, and HUD.




Energy Efficiency Codes
The commission shall review and adopt updates based on the International Energy Conservation Code (IECC), while maintaining the efficiencies of the Florida Energy Efficiency Code for Building Construction.

The commission has a comprehensive process for regularly updating the Florida Building Code to ensure it aligns with the latest industry standards and maintains eligibility for important federal programs.


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WIND RELATED MODIFICATIONS




Florida Building Code Requirements

The Florida Building Code outlines construction requirements related to wind resistance and water intrusion prevention.



Modification Restrictions

The building code provisions cannot be modified to diminish the wind resistance or water intrusion prevention requirements.



Commission Discretion

The Florida Building Code Commission can, under certain conditions, modify the provisions to enhance the construction requirements.

The Florida Building Code aims to ensure strong and resilient construction practices, with limited flexibility for the Commission to improve upon the established standards.

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MODEL CODE EVALUATION

Overlap with Florida Building Code

Commission staff identify provisions in model codes that overlap with the Florida Building Code.

Direct Correlation

Identify provisions in model codes that correlate directly with the Florida Building Code.

Energy Efficiency Standards

Identify provisions in model codes that provide for energy efficiency standards that meet or exceed the national energy standards mandated by Title III of the Energy Conservation and Protection Act.

Federal Funding and Discounts

Identify provisions in model codes that 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, in accordance with Section 553.73(7), F.S.

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FBC TRIANNUAL UPDATE

● Latest updates of model codes published

Commission staff review of code changes completed

● Code changes listed and posted for public review

45-day public review and comment period on BCIS

● Changes affecting residential construction reviewed

By Residential Construction Cost Impact Workgroup (RCCIWG)

● RCCIWG report made available

To Technical Advisory Committees (TACs) prior to review

● TAC Review

● Commission Review

After the TACs review, the Commission shall meet to decide model code provisions

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TECHNICAL ADVISORY COMMITTEE REVIEW

TACs to Review Model Code Provisions

The Commission's Technical Advisory Committees (TACs) shall review the model code provisions in their area of expertise for potential inclusion in the updated Florida Building Code.

Overlapping Multiple TACs

If a model code provision overlaps in the expertise of multiple TACs, all relevant TACs shall review the provision.

Review Public Comments

The TACs shall also review any public comments related to the model code provisions.

Recommendation 1: Reject Model Code Provisions

The TACs may recommend that the Commission reject certain model code provisions by consent agenda due to issues such as being unnecessary, negatively impacting public health/safety/welfare, diminishing wind resistance or water intrusion requirements, imposing additional costs, or requiring further investigation.

Recommendation 2: Approve Model Code Provisions

The TACs may recommend that the Commission approve certain model code provisions by consent agenda, considering criteria such as editorial/organizational nature, error correction, clarification, alternative design methods, improved effectiveness, lack of controversy, or legal requirements.

Recommendation 3: Individual Consideration

The TACs may recommend that the Commission approve, or reject certain model code provisions after considering them individually, based on criteria such as potential for significant costs, confusion, unnecessary updates, high controversy, or the need for further evaluation.

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OUT OF CYCLE AMENDMENTS



Code Amendments

The Commission may amend the Code at any time pursuant to specific legal requirements or once a year.



Proposal Submission

Commission staff shall verify if the amendment is submitted in legislative format, with rationale, and all required questions are answered.



Insufficient Proposals

If a proposal is found insufficient, staff shall notify the proponent and allow them to resubmit before the deadline.



Sufficient Proposals

Once a proposal is found sufficient, staff shall verify it online, enabling public comment through the BCIS.

The Commission has a well-defined process for amending the building code, ensuring transparency and public participation.

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AMENDMENT PROCESS

Proposed Amendment Hearing

The proposed amendment will first be heard by the appropriate Technical Advisory Committee (TAC). The TAC will review the proposal and all supporting documentation.

TAC Recommendation Consideration

The TAC will consider whether to recommend approval of the proposed amendment, which requires a two-thirds vote of TAC members or alternates in attendance.

TAC Amendment Modification

The TAC may modify the proposed amendment if it provides the required documentation. Approval of any modifications also requires a two-thirds vote of TAC members or alternates in attendance.


Final TAC Recommendation


After any modifications, the TAC must then vote whether to recommend adoption of the amended proposal, which again requires a two-thirds vote of TAC members or alternates in attendance.


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COMISSION PROCESS

**Commission Approval of Amendments**
The Commission shall consider and vote upon each proposed amendment after consideration by at least one TAC.

**Failed Proposals**
Those proposals failing to meet the vote requirement shall not be adopted.

**Three-Fourths Vote Requirement**
The decision of the Commission to approve a proposed amendment shall be by at least the required three-fourths vote of Commissioners in attendance.

**Modification of Proposals**
The Commission may modify a proposed amendment upon a three-fourths vote of Commissioners in attendance, provided that the form required by subsection (2) of this rule is amended to reflect the modification and supporting documentation is submitted.

The slide covers the key aspects of the Commission's decision-making process for approving and modifying proposed amendments, including the voting requirements and procedures.

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FLORIDA BUILDING CODE SCOPE

- Construction
- Alteration
- Relocation
- Enlargement
- Replacement
- Repair

- Equipment
- Use and Occupancy
- Location
- Maintenance
- Removal and Demolition

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FLORIDA BUILDING CODE PURPOSE

• Structural Strength

Ensuring the structural integrity of buildings to withstand loads and forces, providing a safe environment for occupants.

• Means of Egress

Establishing clear and accessible paths of escape, allowing for safe evacuation in case of emergencies.

• Sanitation

Maintaining proper sanitation standards to promote public health and prevent the spread of diseases.

• Adequate Light and Ventilation

Ensuring buildings provide sufficient natural or artificial lighting and proper ventilation for occupant comfort and well-being.

• Energy Conservation

Incorporating energy-efficient design and technologies to reduce environmental impact and promote sustainability.

• Fire and Safety Hazards

Implementing measures to minimize the risk of fire and other hazards, protecting lives and property.

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GET INVOLVED



Florida Building Code

Understand the process of developing and updating the Florida Building Code, which sets standards for construction and safety in the state.



Public Participation

Get involved in public meetings, workshops, and comment periods to provide feedback and input on proposed changes to the building code.



Code Adoption Cycle

Stay informed about the regular review and adoption cycle of the Florida Building Code to ensure your voice is heard during the process.



Technical Committees

Serve on technical advisory committees that review and recommend updates to specific sections of the building code.



Code and Standards Committee

Participate in FHBA and local affiliate discussions and meetings

Engaging in the Florida building code development process can help shape the construction standards that impact your community. Get involved to ensure your interests and concerns are represented.

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