



2026 Florida Building Code Residential and Residential Energy Development


1

Course Information

2026 Florida Building Code Residential and Residential Energy Development

1 Hour General Credit
 Training Provider: Florida Home Builders Association
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 Phone: (850)402-1849
 FHBA.com
 CILB & BCAIB Provider # 0000916
 FBPE Provider # 0008653

CILB Approval # 0615152
 BCAIB Approval # Reciprocal
 FBPE Approval # 008653
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2






3

THE FLORIDA BUILDING CODE LEGISLATIVE INTENT

<p>Purpose & Intent</p> <p>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.</p>	<p>Scope & Application</p> <p>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.</p>	<p>Consistency & Simplicity</p> <p>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.</p>
<p>Flexibility & Innovation</p> <p>The Florida Building Code provides for flexibility to meet minimum requirements, be affordable, not inhibit competition, and promote innovation and new technology.</p>	<p>Minimum Standards</p> <p>The Florida Building Code establishes minimum standards primarily for public health and life safety, and secondarily for the protection of property as appropriate.</p>	

4




FLORIDA BUILDING CODE GOVERNANCE

 <p>Florida Building Code</p> <p>The state legislature intends for the Florida Building Commission to adopt, modify, update, interpret, and maintain the Florida Building Code.</p>	 <p>Enforcement</p> <p>The Florida Building Code is enforced by authorized state and local government enforcement agencies.</p>	 <p>Statutory Authority</p> <p>The Florida Building Commission's actions are carried out in accordance with sections 120.536(1) and 120.54 of the Florida Statutes.</p>
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The Florida Building Commission is responsible for the Florida Building Code, which is enforced by state and local authorities according to Florida law.

5


BUILDING CODE DEVELOPMENT

 <p>Building Code Updates</p> <p>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.</p>	 <p>Maintaining Federal Eligibility</p> <p>The commission must adopt any updates necessary to maintain eligibility for federal funding and discounts from the National Flood Insurance Program, FEMA, and HUD.</p>	 <p>Energy Efficiency Codes</p> <p>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.</p>
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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.

6


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.

7

MODEL CODE EVALUATION

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

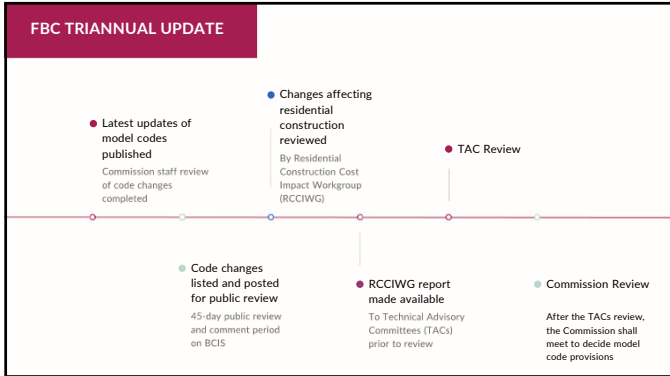
Direct Correlation
Identify provisions in model codes that correlate directly with the Florida Building Code.

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.

8

FBC TRIANNUAL UPDATE



The diagram illustrates the FBC triannual update process through a horizontal timeline with six key milestones:

- 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:** Review by Technical Advisory Committees.
- Commission Review:** After the TACs review, the Commission shall meet to decide model code provisions.

9

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.

10

COMMISSION PROCESS

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

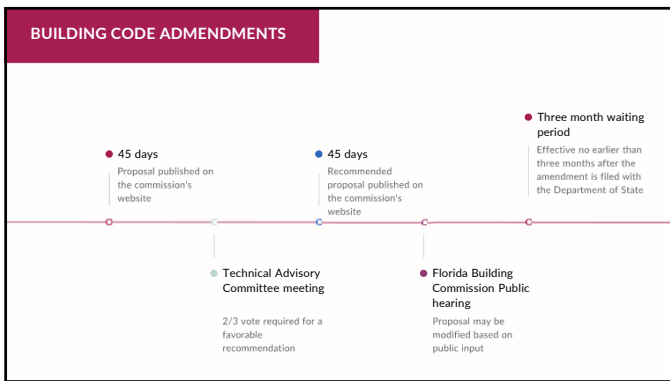
Three-Fourths Vote Requirement
The decision of the Commission to approve a proposed amendment shall be by at least the required three-fourths vote of Commissioners in attendance.

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

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.

11



12

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.

13



14