FLORIDA BUILDING COMMISSION'S MILESTONES
(Revised August 28, 2006)

July, 1996  Governor Chiles establishes the Florida Building Codes Study Commission.

May, 1998  The Florida Legislature passes and Governor signs HB 4181.

July, 1998  The Florida Building Commission is formed.

September, 1998  The Commission reaches consensus on criteria for potential modifications to base codes.


November, 1998  The Commission appoints nine Technical Advisory Committees (TACs) and two Task Groups (TG) to refine the Base Code into an approved draft for public dissemination.


April, 1999  In April of 1999 the Commission authorizes the printing and dissemination of the TAC/TG recommendations on a working draft of the Florida Building Code and approves eight Public Input Forums to be held around the state in order to solicit public comment on the committee’s recommendations.

June, 1999  Commission begins review of South Florida code integration issues beginning with wind load design options and holds additional Draft I public hearings in Miami and Pensacola. New Chair appointed by Governor.

July, 1999  Commission approves five facilitated public hearings on draft II of the FBC. Commission ranks windload design options and reviews code enforcement issues. Chair assigns a drafting group to address the South Florida code integration issues of wind load design, roofing, and code enforcement. Commission reviews and adopts workplan from July through February of 2000 and approves a 51% quorum rule for the TAC/TGs. Drafting Committee on South Florida code integration issues meets and agrees on a consensus option to present to the Commission in August.

August, 1999  Commission unanimously adopts draft II of the Florida Building Code including windload design, roofing, and code enforcement provisions for addressing the unique concerns of South Florida. Commission unanimously adopts additional criteria and process for considering proposed modifications to Draft II. Commission moves to file rule adopting the 1999 Edition of the National Electric Code.

September, 1999  Commission holds two facilitated public hearings on Draft II. Commission approves consent responses to written comment on Draft I of the FBC. Commission unanimously adopts Education TG proposal for conceptual design for Building Code Training Program. State Agency Review Ad Hoc Committee appointed to present recommendations to Commission on State agency standards development and enforcement authority.

October, 1999  Commission holds two facilitated public hearings on the Second Draft. Commission proposes options on wind design for Draft III inclusion, ranks options, and assigns South Florida Integration Ad Hoc Committee to refine options and present recommendations to the Commission in November. Commission proposes options on a statewide product approval system, ranks options, and assigns South Florida Integration Ad Hoc Committee to refine options and present recommendations to the Commission in December. Secretary Seibert and Representative Constantine address Commission and deliver Governor’s message on the importance of seeking consensus on the building code and product approval system.

November, 1999  Commission holds the fifth and final public hearing on Draft II. South Florida Integration Ad Hoc Committee meets in Naples to review wind design options and recommends that the Commission adopt the wind design criteria from the IBC including ASCE 7-98 for the entire state. The Code Formatting Ad Hoc Committee meets and makes recommendations to present to the Commission for adoption into draft III. The Commission reviews and adopts wind design option (the wind design criteria from the IBC including ASCE 7-98 for the entire state),
coastal building zone requirements, refinements to South Florida hurricane protection standards integration, proposed modifications to Draft II, and formatting recommendations for Draft III inclusion. The Commission moves and adopts Draft III amendatory text. Commission members have until November 24 to submit written amendments to the draft text. State Agency Issues Ad Hoc Committee meets to refine and propose final recommendations on standards development and enforcement functions for state agencies.

**December, 1999**  

**January, 2000**  
Commission decides on special ad hoc and glitch amendments to the Building Code. Commission reviews and adopts amendatory text of components for inclusion in the report to the Legislature. Commission extends delivery date on wind design and product approval system to allow continued consensus building. Commission conducts rule development workshop for Education/Training Rule.

**February, 2000**  
Secretary Seibert addresses the Commission and encourages the Commission to continue their consensus building efforts on behalf of the citizens of Florida. The Commission considers and votes on final amendments to the code and approves adopting Draft III as amended and proceeding with administrative rule adoption. The Commission adopts the components of the report to the Legislature as amended and approves transferring the report to the Legislature. Commission approves continuing to develop the state product approval system and approves proceeding to rule adoption for the Education/Training Rule for core training.

**March, 2000**  

May 2000  Legislature approves the Building Code Bill and provides direction to Commission on key tasks. Commission holds second rulemaking hearing on the Building Code Rule, and establishes timelines for rule development process for implementing Legislative directive regarding establishing by rule criteria for fiscal impact statements.

June 2000  Commission conducts rule development workshop for establishing criteria for fiscal impact statements, and unanimously adopts criteria and moves to proceed with rule adoption of the criteria. Commission reviews workplan and conducts exercise to prioritize workplan tasks that do not require a specific delivery date by statute.

July 2000  Commission conducts a closed session to discuss possible settlement options of Rule challenges to the Building Code Rule. In addition, Commission reviews and decides on previously adopted modifications to the base code as well as proposed changes to the Building Code Rule in light of the criteria established by law including fiscal impact statements.

August 2000  Commission conducts rulemaking hearing on fiscal impact statement rule and conducts a hearing on notice of proposed changes to the Building Code Rule. The Commission unanimously adopted the final recommendations on the manufactured building program and moved to proceed with rule adoption on the recommendations.

September 2000  The Commission conducts a second closed session to discuss possible settlement options to Rule challenges to the Building Code Rule. The Commission approves changes to the Fiscal Impact Criteria Rule and proceeds with Notice of Proposed Changes. In addition, the Commission conducts a discussion on the development of the Education Training System.

October 2000  Commission approves a settlement agreement to the rule challenge, pending approval by the challenging party. In addition, the Commission adopts final additional changes to the Building Code Rule resulting from comments on notice of proposed changes to the rule. The Commission approves holding a conference in order to decide on proceeding with rule adoption for the Building Code Rule.

November 2000  Commission adopts an amendatory text of Product Approval System recommendations. In addition, the Florida Homebuilder’s (FHBA) rule challenge to the Building Code Rule is settled, and a new challenge is filed by the Florida Air Conditioning Contractors Association (FACCA).


March 2001  Commission reviews and makes recommendations on Legislative issues. Commission develops recommendations on education training initiatives for transition training, the Core, and Building Code Training Program. Commission approves development of advanced educational module on wind/water design. Commission conducts Product Approval system development/organizational workshop.


May 2001  Commission approves rule development workshops for refinements to code, product approval, rules of procedure, education, and prototype buildings. Commission conducts annual assessment and workplan task prioritization workshop.

July 2001  Commission conducts Product Approval system rule development workshop, adopts system recommendations, and unanimously moves to proceed with rule adoption for the system. Commission conducts rule development workshops and unanimously moves to proceed with rule adoption for code refinements (including pool safety issues), Building Code Training Program, and Commission Rules of Procedure.

August 2001  Commission conducts rule adoption hearings for Building Code Training Program, Rules of Procedure, Code refinements, and Product Approval. The Commission votes to proceed with rule adoption for Education, Code refinements (with changes), and Rules of Procedure (with changes). The Chair reconvened the Product Approval Ad Hoc Committee to review and make recommendations on public comment for the proposed system.
October 2001  After receiving and responding to public comment in a series of facilitated rule development workshops and adoption hearings, the Commission voted unanimously to proceed with rule adoption for Accessibility Code amendments, code refinements, Rules of Procedure, and the Product Approval System rules.

November 2001  After receiving and responding to public comment the Commission voted unanimously to proceed with rule adoption for Accessibility Code amendments and code refinements.

December 2001  Commission conducted rule adoption hearing on Product Approval Rule.

March 2002  Commission adopts declaratory statement process.

June/July 2002  Commission approves non-binding interpretation process working with BOAF. Commission conducts workshop on ICC code development participation. Commission votes to seek statutory authority to issue binding interpretations.

August 2002  Commission approves BCTP recommendations related to transferring certain program functions to DBPR.

September 2002  Commission approves process for updating base codes.

October 2002  Commission approves rule challenge settlement agreement with Florida Homebuilders Association related to process for adopting code amendments, and proceeds with rule adoption for the 2001 Florida Building Code.


February 2003  Commission conducts rule development workshop on Rule 9B-3.054, Non-binding Advisory Opinions.

April 2003  Commission conducts rule adoption hearing and adopts Rule language for Rule 9B-72, Product Approval. Chair votes to express concerns to the Governor and Legislature regarding privatization of the administrative and technical functions of the Commission.
May 2003  Commission adopts resolution of support for the Florida Conflict Resolution Consortium. Commission adopts rule language for non-binding opinions.

July 2003  Commission receives public comment and discussed the 2004 Code Update process.

August 2003  Commission begins rulemaking effort for Product Approval Rule. Commission conducts informal workshop and votes to accept the International Building Code as the foundation model code for the building volume of the Florida Building Code, carrying forward the Florida specific amendments to the SBC. In addition, the Commission voted to adopt the International Residential Code as the model code foundation for a FBC residential volume, and to integrate the previously approved Florida specific amendments related to residential buildings. The Commission voted to make January 1, 2005 the implementation date for code amendments, local amendments, and 2004 code updates.


November 2003  Commission convenes workgroup to develop recommendations for enhancements to the Private Provider System.

January 2004  Commission conducts rule adoption hearing and approves changes to the Product Approval Rule (9B-72), and the Building Code Education Program Rule (9B-70).


April 2004  Commission conducts additional hearing on the Building Code Rule and Product Approval Rule and votes to complete rule adoption. Commission votes to conduct a joint project with the Fire Marshal to identify and develop recommendations relating to overlaps between the Building and Fire Code. Commission conducts rule development workshops on Rules 9B-3.048, .049, and .050, the Florida Building Commission Rule.

June 2004  Commission convenes the Product Approval Workgroup to work with stakeholders to develop refinements to the Product Approval system. Commission conducts rule adoption hearing on Rule 9B-1, Manufactured Buildings.
August 2004  Commission conducts additional rule adoption hearing on amendments to the Florida Building Code (Rule 9B-3.047), adopts language and makes July 1, 2005 implementation date. Chair charges facilitator to conduct assessments on construction practices and overlapping building fire provisions and authorities. Commission votes to reduce the application of conventional design to regions with less than 100 mph in the FRC and the FBC.

October 2004  Commission adopts recommendations for Private Provider System. Commission seeks legislative authority to adopt and update the ASCE 7 edition by rule, define Exposure C and windborne debris region definitions for the State, and statutory wind resistance design requirements. Chair appoints ICC Participation Workgroup.

December 2004  Commission conducts additional rule adoption hearing on amendments to the Florida Building Code, Rule 9B-3.047. Chair appoints Hurricane Research Advisory Committee to develop code amendment recommendations. Commission moves to split session format to encourage additional public participation.


March 2005  Commission decides to rely on existing resources for participation in the ICC code development process with BOAF serving as the coordinating group. Commission seeks legislative authority for expedited code amendments related to hurricane damage assessments. Chair appoints Attic Ventilation Workgroup. Commission approves PAWG recommendations for statutory changes. Public comment received on quality of construction issues.


June 2005  Commission adopts Hurricane Research Advisory Committee recommendations and votes to integrate the package of recommendations for early implementation as a part of the legislative authorization for expedited code amendments for hurricane related provisions. Commission conducts rule adoption hearing on Product Approval Rule. Public comment received on quality of construction issues. Governor signs SB 442 and encourages code development to be done by the Commission and not through statute.

October 2005  Commission conducts rule adoption hearing on Rule 9B-3.047, rule development on Rule 9B-72, and votes to contract for an engineered based risk assessment of hurricane windborne debris protection options for the Panhandle region of the State.


January 2006  Commission TACs consider and develop recommendations on proposed Glitch cycle code amendments.

February 2006  Commission votes to initiate a facilitated workgroup process to assess the annual interim and triennial code update processes (Code Amendment Process Review Workgroup). The Commission adopts the 2006 annual interim amendment “glitch code” amendment process, and recommends the Legislature remove from law the definitions of Exposure Category C and the Panhandle Windborne Debris Region designation.

March 2006  Chair appoints the following workgroups to develop consensus recommendations to the Commission: Termite, Energy Code, Window Labeling, and Code Amendment Process. The Chair forms a Roofing TAC.


August 2006  Chair appoints Garage Door and Shutter Workgroup, and Commission votes to conduct a joint coordination project on program regulations and the Code with DOH and DEP. The Commission conducts a rule adoption hearing on Rule 9B-3.047, the FBC, and votes to file the rule. Commission conducts rule development workshop on Rule 9B-70, Building Code Training Program. Commission refers Product Approval Validation Workgroup’s recommendations to Product Approval POC to begin amending Rule 9B-72. Commission adopts Building Code Amendment Process Review Workgroup’s recommendations for changes to the annual, triennial, and expedited code amendment processes.

October 2006

December 2006