



**2012 Officers**

President

**Lynn Vilmar, RPA**  
*BOMA Greater Tampa Bay*  
(813) 221-7463

Vice-President

**Richard King**  
*BOMA SW Florida*  
(954) 927-6119

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**Rick Beaver**  
*BOMA Jacksonville*  
(904) 504-9405

Secretary

**Ron Macklin**  
*BOMA Ft. Lauderdale/Palm Beaches*  
(305) 373-0021

Past President

**Jack Goodrich, RPA**  
*BOMA Miami-Dade*  
(305) 670-3056

Executive Director

**Melanie Schrul**  
*BOMA Florida*  
(561) 395-6664

Codes Chair

**Jeff Gross**  
*BOMA Miami-Dade*  
(954) 925-3964

Lobbyist

**Hon. Lee Moffitt**  
(813) 831-1500

**BUILDING CODES**

**BOMA'S POSITION**

BOMA Florida supports the adoption and implementation of the Florida Building Code (FBC), with the latest International Codes, as its foundation, which are the only set of coordinated and integrated model codes for the built environment.

**BACKGROUND**

In December 1994, the International Code Council (ICC) was formed from 3 regional code developers with a goal of developing a single set of coordinated codes for the built environment. Utilizing more than 190 years of collective experience, the ICC completed the International Codes series in 2000, replacing the National Codes, Uniform Codes, and Standard Codes previously published by the respective organizations that now constitute the ICC.

Other national model codes and standards dealing specifically with fire and life-safety issues have been published by the National Fire Protection Association (NFPA) for many years. During the development of the ICC International Codes series, BOMA and other industry groups urged ICC and NFPA to work together to integrate their respective documents into a coordinated "family" of codes. Unfortunately, these efforts were not successful. When the first attempt to jointly develop a fire code by these two organizations failed, NFPA launched an effort to develop a competing series of codes, including a new NFPA building code. Completed in 2003, the central document in this series – the NFPA 5000 Building Code – is replete with enforceability and interpretation problems. The entire NFPA code series lacks the coordination and integration between the different code documents that is critical for the real estate industry and code enforcement officials.

Acceptance and adoption of the International Codes by the state and local jurisdictions is almost universal. Although NFPA 5000 has not been well-received by jurisdictions around the nation, the country potentially faces the likelihood of a "hodge-podge" of codes adopted at the state and local levels, thus reducing the level of consistency that could be achieved by the use of one package of codes, if the International Codes are not adopted.

BOMA members are best served by a proven set of codes that are ready for adoption across the country - the International Codes. The FBC should be maintained to follow the international codes as much as possible and keep the Florida Specific items to a minimum, modifying them only in cases of increased life safety and property protection that are specific to Florida's climate or population.

**ACTION REQUESTED**

BOMA Florida members should aggressively monitor Florida State and local activities and become actively involved in any efforts to adopt new codes. If any municipality is considering the adoption of a local amendment to the FBC, BOMA Florida members are encouraged to support adoption of the ICC's International Codes.

Exhibit A to this paper details BOMA Florida's stance on 2012 bills of impact to the commercial real estate industry pertaining to Building Codes. We encourage our members to contact their elected officials regarding these stances.

**EXHIBIT A: 2012 FLORIDA SESSION BILLS  
IMPACTING COMMERCIAL REAL ESTATE AND CODES**

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<b>BILL #</b>	<b>TOPIC</b>	<b>AUTHOR</b>	<b>BOMA POSITION</b>
SB 78	Electrical Contracting	Wise	Monitoring
HB 387	Electronic Filing of Construction Plans and Other Related Documents Appear at Meeting	Ahern	Monitoring
HB 403	Assessment on the Sale of Masonry Units	Caldwell	Monitoring
SB 412	Assessment on the Sale of Masonry Units	Bennett	Monitoring
HB 521	Regulation of Hoisting Equipment Used in Construction, Demolition, or Excavation Work	Artiles	Monitoring
SB 600	Electronic Filing of Construction Plans	Bennett	Monitoring
HB 651	Building Construction and Inspection	Davis	Monitoring
HB 683	Electrical Contracting	Perman	Monitoring
SB 704	Building Construction and Inspection	Bennett	Monitoring
SB 992	Regulation of Hoisting Equipment Used in Construction, Demolition, or Excavation Work	Dean	Monitoring

**Building Owners and Managers Association of Florida**  
7050 West Palmetto Park Road, Suite 15-668  
Boca Raton, Florida 33433 \* (561) 395-6664 \* (561) 395-6692 fax  
[Melanie@bomaflorida.org](mailto:Melanie@bomaflorida.org) \* [www.bomaflorida.org](http://www.bomaflorida.org)