

City of Palm Coast
Building Division
386-986-3780
palmcoastgov.com

CONTRACTORS NEWSFLASH

9th Edition Florida Building Code

September 16, 2026

Please be advised, the effective date of the 2026 Florida Building Code / 9th Edition is December 31, 2026. Applications for building permit submitted to the City of Palm Coast after that date must include construction plans designed in accordance with the 2026 / 9th Edition. The in-effect date of the 2026 / 9th Edition includes the following Florida Codes:

- 2026 Florida Building Code-Building
- 2026 Florida Fire Prevention Code
- 2026 Florida Building Code-Existing Building
- 2026 Florida Building Code-Accessibility
- 2026 Florida Building Code-Mechanical
- 2026 Florida Building Code-Plumbing
- 2026 Florida Building Code-Fuel Gas
- 2026 Florida Building Code-Energy Conservation
- 2023 National Electrical Code

Please also note the following:

Building Permits in the “applied” status:

- Applications for building permit that are in the “ready” status (all reviews completed and approved) and not yet issued as of December 31, 2026, will expire by limitation 180 days from date of application per Florida Building Code Section 105.3.2. If an application for building permit expires after December 31, 2026, a new application for building permit must be submitted and construction plans shall be updated to the 2026 / 9th Edition.

- Applications for building permit that are in the “review” status (active plan reviews) will expire by limitation 180 days from date of application per Florida Building Code Section 105.3.2. If an application for building permit expires after December 31, 2026, a new application for building permit must be submitted and construction plans shall be updated to the 2026 / 9th Edition.

Exception: Applications for building permit being actively pursued are eligible for one or more extensions not exceeding 90 days each with justifiable cause demonstrated.

Issued Building Permits:

- Effective July 1, 2026, Florida Statute 553.79 (1)(c) was amended to read: “A building permit issued by a local government for a single-family dwelling expires 1 year after the issuance of the permit or on the effective date of the next edition of the Florida Building Code, whichever is later.”

This means:

- A building permit issued for a single-family dwelling on or after July 1, 2026 (the date the new Statute went into effect) through December 31, 2026 will automatically expire one year after the date of the permit’s issuance. Obtaining an approved inspection will not automatically extend the permit as was the case under previous Building Code editions.
- A building permit issued for a single-family dwelling on or after January 1, 2027 will expire on December 31, 2029 (the in-effect date of the next edition of the Florida Building Code).
- A building permit issued for a single-family dwelling before July 1, 2026 is still subject to the provisions of Florida Building Code Section 105.4.1 through 105.4.1.3. which states (paraphrased): A permit shall become invalid if the work authorized by the permit is not commenced within 6 months after its issuance or the work is suspended or abandoned for a period of 6 months after the work is commenced.

Work is considered “in active progress” when the permit receives an approved inspection within 180 days

o Please be advised, if the permit does not receive its first approved inspection within 180 days of issuance or more than 180 days lapse between approved inspections the permit will expire. Once the permit expires, a new permit is required, and construction plans must be updated to the 2026 / 9th Edition Florida Building Code.