Analysis of Changes for the 9th Edition (2026) Florida Building Code

Changes to the Florida Building Code, Existing Building

This *Analysis of Changes for the 9th Edition (2026) Florida Building Code* is intended to provide a comprehensive comparison of the provisions in the 8th *Edition (2023) Florida Building Code, Existing Building* (FBCEB) and the 9th *Edition (2026) Florida Building Code, Existing Building*. The 8th Edition (2023) FBCEB is the base code for the 9th *Edition (2026)* FBCEB. The model code used to update the 9th *Edition (2026)* FBCEB is the *2024 International Existing Building Code* (IEBC). However, not all changes in the 2024 IEBC are included in the 9th *Edition (2026)* FBCEB. As a result of changes from the 2024 IEBC and Florida-specific amendments, certain provisions and criteria of the code have changed. This *Analysis* will serve as a useful tool to facilitate the transition to the new code.

This *Analysis* is arranged so that comparable provisions in the two codes can be easily located. The left two columns contain section numbers and a brief overview of the corresponding requirements from the 8th *Edition (2023)* FBCEB. The next two columns contain section numbers and a brief overview of the corresponding requirements in the 9th *Edition (2026)* FBCEB. The far-right column contains a brief analysis or comment on the differences between the provisions.

This *Analysis* is not intended to replace or interpret the provisions contained in either the 8th *Edition (2023)* or the 9th *Edition (2026)* FBCEB. This information simply points out the differences. The *Analysis* is not designed to be used without the aid of the representative code books, as all the details pertaining to a specific section may or may not be provided. However, this *Analysis* will provide an easy means for identifying differences in the two codes, as well as enabling the user to locate issue specific provisions in the 9th *Edition (2026)* FBCEB by means of a numbered section cross reference.

This *Analysis* provides a cross-reference for most of the sections that changed in the 9th *Edition (2026)* FBCEB. In some cases, sections were grouped together due to substantial differences. This grouping enables the extent of the differences to be more readily identified.

Notable changes deemed to be the most significant or to have the greatest impact have been highlighted in yellow.

8th Edition (2023) FBCEB		9th Edition (2026) FBCEB		Analysis
Section	**Requirement**	**Section**	**Requirement**	
Chapter 1: Scope and Administration				
No changes.				
Chapter 2: Definitions				
-	-	202	Definitions: Ambulatory care facility	A new definition of ambulatory care facility has been added and is defined as buildings or portions thereof used to provide medical, surgical, psychiatric, nursing or similar care on a less than 24-hour basis to persons who are rendered incapable of self-preservation by the services provided or staff has accepted responsibility for care recipients already incapable.
-	-	202	Definitions: Gypsum board	A new definition of gypsum board has been added defined as a type of gypsum panel product consisting of a noncombustible core primarily of gypsum with paper surfacing.
-	-	202	Definitions: Gypsum panel product	A new definition of gypsum panel product has been added for the family of sheet products consisting essentially of gypsum.
-	-	202	Definitions: Gypsum sheathing	A new definition of gypsum sheathing has been added defined as a gypsum panel products specifically manufactured with enhanced water resistance for use as a substrate for exterior surface materials.
-	-	202	Definitions: Gypsum wallboard	A new definition of gypsum board has been added defined as a gypsum board used primarily as an interior surfacing for building structures.
-	-	202	Definitions: Listed	A new definition of listed has been added to recognize that listing organizations may use other terms to identify “listed” equipment, products, or materials such “certified” and “classified.” The definition is the same as it is defined in the Florida Building Code, Building

-	-	202	Definitions: Occupiable roof	A new definition of occupiable roof has been added and is defined as an exterior space on a roof that is designed for human occupancy, other than maintenance or repair, and which is equipped with a means of egress system meeting the requirements of this code.
Chapter 3: Provisions for All Compliance Methods				
302.6.2	Equipotential bonding (swimming pools)	302.6.2	Equipotential bonding (swimming pools)	A new exception has been added to the copper or steel grid required in NFPA 70 for the bonding of swimming pool perimeter surfaces. The new exception maintains the single wire bonding permitted in the 8th Edition (2023) FBC and that has been in place in Florida for 20 years.
Chapter 4: Repairs				
406.1	General (structural repairs)	406.1	General (structural repairs)	This section has been editorially revised to clarify that structural damage is required to be repaired in accordance with this section.
406.2.3	Substantial structural damage to gravity load-carrying components.	406.2.3	Substantial structural damage to gravity load-carrying components.	The term “rehabilitated” has been changed to “retrofitted.”
407.1	General (electrical)	407.1	General (electrical)	The language requiring existing electrical wiring and equipment to be repaired or replaced with like materials has been deleted. New language requires repairs to existing electrical wiring and equipment to comply with NFPA 70.
-	-	407.1.1	Reconditioned electrical equipment	A new section has been added requiring reconditioned electrical equipment to comply with NFPA 70.
407.1.1	Receptacles	-	-	Section deleted.
407.1.2	Plug fuses	-	-	Section deleted.
407.1.3	Nongrounding-type receptacles	-	-	Section deleted.
Chapter 5: Prescriptive Compliance Method				
-	-	502.1.1	Risk category assignment (additions)	A new section has been added that clarifies how the risk category should be assigned when the addition and the existing building have different uses. The new provisions are similar to how Section

				1604.5.1 of the Florida Building Code, Building covers conditions like this for new construction.
-	-	502.8	Smoke barriers in Group I-2, Condition 2	A new section has been added specifying when smoke barriers are required for additions to occupancy Group I-2, Condition 2. Smoke barriers are required to subdivide into not fewer than two smoke compartments where the addition adds sleeping areas that result in more than 50 care recipients on a story.
503.2	Flood hazard areas	503.2	Flood hazard areas	New language has been added requiring the replacement of exterior equipment and exterior appliances, unless the replacement is part of a substantial improvement or repair of substantial damage, that are damaged by flood are required to be elevated to or above the same height above grade as the first floor of the building or 4 feet (1219 mm) above grade, whichever is higher. A dry floodproofed enclosure is permitted for nonresidential buildings and portions of nonresidential buildings.
-	-	503.18	Conditions for I-1 occupancies	A new section has been added that requires alterations to Group I-1 occupancies to be classified as Condition 1 or Condition 2 in accordance with Section 308.3 of the Florida Building Code, Building where the work area is greater than 50 percent of the aggregate building area.
-	-	503.18.1	Smoke barriers in Group I-1, Condition 2	A new section has been added requiring smoke barriers to subdivide the work area into not fewer than two smoke compartments where the alteration to a Group I-1, Condition 2 occupancy is on a story used for sleeping rooms for more than 30 care recipients.
-	-	503.19	Ambulatory care facilities	A new section has been added specifying the following 2 criteria where the work area

				exceeds 50 percent of the building area and the work area includes an existing ambulatory care facility: • A smoke compartment in where the alteration results in an ambulatory care facility greater than 10,000 square feet on one story. • Separation from adjacent spaces in accordance with Section 422.2 of the Florida Building Code, Building, where any such facility has the potential for four or more care recipients are to be incapable of self-preservation at any time.
Chapter 6: Classification of Work				
601.1	Scope (classification of work)	601.1	Scope (classification of work)	Moved structures have been removed from the scope of this section.
Chapter 7: Alterations - Level 1				
701.3	Flood hazard areas	701.3	Flood hazard areas	New language has been added requiring the replacement of exterior equipment and exterior appliances, unless the replacement is part of a substantial improvement or repair of substantial damage, that are damaged by flood are required to be elevated to or above the same height above grade as the first floor of the building or 4 feet (1219 mm) above grade, whichever is higher. A dry floodproofed enclosure is permitted for nonresidential buildings and portions of nonresidential buildings.
706.3	Recovering versus replacement (existing roofing)	706.3	Recovering versus replacement (existing roofing)	Condition 1 has been revised for clarity. Exception 3 has been revised to allow the upper roof covering or roof system only to be removed during roof recovering provided that the existing or repaired substrate is adequate for installation of new approved roof covering or roof system.

				Exception 5, applicable to roof coatings, has been deleted and replaced with language regarding existing vapor barriers or self-adhering underlayments for consistency with the Florida Building Code, Building and the Florida Building Code, Residential.
-	-	706.7.3.1	Existing self-adhering underlayment (roof covering replacement of asphalt shingles, metal roof panels or shingles, mineral surfaced roll roofing, slate and slate-type shingles, wood shakes and wood shingles)	A new section has been added addressing the types underlayments permitted to be applied over an existing self-adhering underlayment during a roof replacement. The language is consistent with Exception 2 to Item 1 of Section 1507.1.1 in the Florida Building Code, Building.
-	-	706.7.3.2	Existing self-adhering underlayment (roof covering replacement of clay and concrete tile)	A new section has been added addressing the types underlayments permitted to be applied over an existing self-adhering underlayment during a roof replacement of clay and concrete tile.
-	-	706.7.3.3	Existing self-adhering underlayment (roof covering replacement of a continuous roof system having a roof slope < 2:12)	A new section has been added addressing the types underlayments permitted to be applied over an existing self-adhering underlayment during a roof replacement of a continuous roof system having a roof slope < 2:12.
707.4	Replacement of windows and doors	707.4	Replacement of windows and doors	A reference to Chapter 14 of the Florida Building Code, Building and Chapter 7 of the Florida Building Code, Residential to ensure flashing requirements are met replacing windows and doors.
Chapter 8: Alterations – Level 2				
804.2.2	Groups A, B, E, F-1, H, I, M, R-1, R-2, R-4, S-1 and S-2 (fire protection)	804.2.2	Groups A, B, E, F-1, H, I, M, R-1, R-2, R-4, S-1 and S-2 (fire protection)	Section revised to clarify the language regarding water supplies for sprinkler systems. The new language is intended to make it clear that the existing sufficient water supply is required to exist and be available to the floor where the work area is located without the installation of new supply piping, fire pump, or riser piping.

804.2.4	Supervision	804.2.4	Supervision	The sprinkler supervision methods have been deleted and replaced with reference to NFPA 72 for supervision and alarms for automatic sprinkler systems required by this section.
804.2.5	Other required automatic sprinkler systems	804.2.5	Other required automatic sprinkler systems	Section revised to clarify the language regarding water supplies for sprinkler systems. The new language is intended to make it clear that the existing sufficient water supply is required to exist and be available to the floor where the work area is located without the installation of new supply piping, fire pump, or riser piping.
804.4	Fire alarm and detection	804.4	Fire alarm and detection	The language requiring automatic fire detection systems to be installed in accordance with NFPA 72 has been relocated to a new stand-alone Section 804.4.4. The new section requires compliance with this code, Section 907 of the Florida Building Code, Building, and NFPA 72.
		804.4.4	Installation	
805.3	Number of exits	805.3	Number of exits	New language has been added that includes “access to exits” within the scope of this section.
805.3.1	Minimum number (exits)	805.3.1	Minimum number (exits)	This section, Section 805.3.1.1, Table 805.3.1.1(1), and Table 805.3.1.1(2) have been revised to include occupiable roofs. New language has been added that includes “access to exits” within the scope of this section.
805.4.2	Door swing (egress doorways)	805.4.2	Door swing (egress doorways)	The occupant load trigger for when doors must swing in the direction of exit travel has changed from greater than 50 occupants to 50 or more occupants.
805.9.2	Design (handrail)	805.9.2	Design (handrail)	A new exception has been added that exempts handrails from complying with the full extension requirements of Section 1014.5 of the Florida Building Code,

				Building where such extensions would be hazardous because of plan configuration.
805.10	Refuge areas	805.10	Refuge areas	Group B ambulatory care facilities has been changed to ambulatory care facilities.
805.11.2	Design (guards)	805.11.2	Design (guards)	A new exception has been added permitting required guards enclosing occupiable roof areas in Groups I-1 and I-2 to be greater than 48 inches above the surface of the occupiable roof where the occupants, because of clinical needs, require restraint or containment as part of a function of a psychiatric or cognitive treatment area.
-	-	805.13	Stairways	A new section has been added providing and exemption to compliance with Section 1011 of the Florida Building Code, Building where the existing space and construction does not allow reduction in pitch or slope.
-	-	805.14	Escalators	A new section has been added permitting existing and new escalators to have a clear width of less than 32 inches where they are provided in below-grade transportation stations.
Chapter 9: Alterations – Level 3				
902.1	High-rise buildings	902.1	High-rise buildings	New language has been added that includes “occupiable roofs” within the scope of this section.
-	-	902.2	Conditions for Group I-1 occupancies	A new section has been added that requires alterations to Group I-1 occupancies to be classified as Condition 1 or Condition 2 in accordance with Section 308.3 of the Florida Building Code, Building where the work area is greater than 50 percent of the aggregate building area.
-	-	902.2.1	Smoke barriers in Group I-1, Condition 2	A new section has been added requiring smoke barriers to subdivide the work area into not fewer than two smoke compartments where the alteration to a Group I-1, Condition 2 occupancy is on a

				story used for sleeping rooms for more than 30 care recipients.
-	-	902.3	Ambulatory care facilities	A new section has been added specifying the following 2 criteria where the work area exceeds 50 percent of the building area and the work area includes an existing ambulatory care facility: • A smoke compartment in where the alteration results in an ambulatory care facility greater than 10,000 square feet on one story. • Separation from adjacent spaces in accordance with Section 422.2 of the Florida Building Code, Building, where any such facility has the potential for four or more care recipients to be incapable of self-preservation at any time.
-	-	904.1.8	Supervision and alarms	A new section has been added requiring automatic sprinkler systems to be provided with supervision and alarms in accordance with Section 903.4 of the Florida Building Code, Building where the sprinkler system is required by Sections 904.1.1 through 904.1.7.
Chapter 10: Change of Occupancy				
1002.3	Change of occupancy in health care	1002.3	Change of occupancy in health care	A new exception has been added to a required smoke barrier for Group I-1 occupancies where a change of use is not in conjunction with a Level 3 alteration.
1012.1.1.1	Change of occupancy without separation	1012.1.1.1	Change of occupancy without separation	This section has been revised to clarify how to achieve a complete fire separation by adding a reference to “horizontal assemblies” and a reference to Section 508.4 of the Florida Building Code, Building.
1012.1.1.2	Change of occupancy with separation	1012.1.1.2	Change of occupancy with separation	This section has been revised to clarify how to achieve a complete fire separation by adding a reference to “horizontal

				assemblies" and a reference to Section 508.4 of the Florida Building Code, Building.
-	-	1012.2.1.1	Nonrequired automatic sprinkler systems	A new section has been added permitting the removal of nonrequired automatic sprinkler systems provided certain conditions exist. New Section 1012.2.1.1.1 requires plans, investigation and evaluation reports, and other data to be submitted documenting compliance with Section 1012.2.1.1 for review and approval in support of a determination authorizing the removal of the automatic sprinkler system by the code official.
		1012.2.1.1.1	Approval	
1012.5.1	Means of egress for change to higher hazard category	1012.5.1	Means of egress for change to higher hazard category	A new exception has been added permitting required guards enclosing the occupiable roof areas in Groups I-1 and I-2 to be greater than 48 inches above the surface of the occupiable roof where the occupants, because of clinical needs, require restraint or containment as part of a function of a psychiatric or cognitive treatment area.
1012.5.2	Means of egress for change of use to equal or lower hazard category	1012.5.2	Means of egress for change of use to equal or lower hazard category	A new exception has been added permitting required guards enclosing the occupiable roof areas in Groups I-1 and I-2 to be greater than 48 inches above the surface of the occupiable roof where the occupants, because of clinical needs, require restraint or containment as part of a function of a psychiatric or cognitive treatment area.
1012.6.1	Height and area for change to higher hazard category	1012.6.1	Height and area for change to higher hazard category	A new exception has been added exempting compliance with Chapter 5 of the Florida Building Code, Building for buildings constructed in compliance with a previously issued permit that have floor

				assemblies with a 1½ hour fire-resistance rating and the specified conditions are met.
1012.7.1	Exterior wall rating for change of occupancy classification to a higher hazard category	1012.7.1	Exterior wall rating for change of occupancy classification to a higher hazard category	Section revised to also require that exterior walls have opening areas as required by the Florida Building Code, Building.
1012.8.2	Stairways	1012.8.2	Stairways	Section revised to provide consistency with the Florida Building Code, Building for the protection of unenclosed exit stairways.
Chapter 11: Additions				
-	-	1101.5	Risk category assignment (additions)	A new section has been added that clarifies how risk category should be assigned where the addition and the existing building have different uses. The provisions are similar to how Section 1604.5.1 of the Florida Building Code, Building covers conditions like this for new construction.
-	-	1101.6	Smoke barriers in Group I-2, Condition 2	A new section has been added specifying when smoke barriers are required for additions to occupancy Group I-2, Condition 2. Smoke barriers are required to subdivide into not fewer than two smoke compartments where the addition adds sleeping areas that result in more than 50 care recipients on a story.
Chapter 12: Historic Buildings				
No changes.				
Chapter 13: Relocated or Moved Buildings				
No changes.				
Chapter 14: Performance Compliance Methods				
No changes.				
Chapter 15: Construction Safeguards				
No changes.				
Chapter 17: Retrofitting				
No changes.				
Chapter 18: Minimum Requirements for the Mandatory Milestone Inspections				
No changes.				