

1 A bill to be entitled
 2 An act relating to commissioning reporting
 3 requirements for HVAC and electrical systems; amending
 4 s. 553.9081, F.S.; providing additional requirements
 5 for certain persons or authorities commissioning
 6 certain reports; amending s. 553.993, F.S.; defining
 7 the term "commissioning authority"; amending s.
 8 553.998, F.S.; conforming cross-references; providing
 9 an effective date.

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 11 Be It Enacted by the Legislature of the State of Florida:

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 13 **Section 1. Paragraph (b) of subsection (1) of section**
 14 **553.9081, Florida Statutes, is amended to read:**

15 553.9081 Florida Building Code; required amendments.—The
 16 Florida Building Commission shall amend the Florida Building
 17 Code—Energy Conservation to:

18 (1)

19 (b) Authorize commissioning reports to be provided by a
 20 licensed design professional, an electrical engineer, a ~~or~~
 21 mechanical engineer, or a licensed commissioning authority. A
 22 person commissioning a report under this paragraph, and the
 23 authority, organization, or third-party entity such person works
 24 for, must be independent from the person or entity creating the
 25 building design or constructing the HVAC or electrical system,

26 and such person's qualifications and reliability must be
27 relevant to the building components and systems for which the
28 person is providing a commissioning report.

29 **Section 2. Subsections (4) through (9) of section 553.993,**
30 **Florida Statutes, are renumbered as subsections (5) through**
31 **(10), respectively, and a new subsection (4) is added to that**
32 **section to read:**

33 553.993 Definitions.—For purposes of this part:

34 (4) "Commissioning authority" means a qualified person,
35 typically a licensed design professional, an electrical
36 engineer, a mechanical engineer, or a qualified firm responsible
37 for reporting the building commission process, which is
38 independent from the person or entity creating the building
39 design or performing construction.

40 **Section 3. Section 553.998, Florida Statutes, is amended**
41 **to read:**

42 553.998 Compliance.—All ratings must be determined using
43 tools and procedures developed by the systems recognized under
44 this part and must be certified by the rater as accurate and
45 correct and in compliance with procedures of the system under
46 which the rater is certified. The local enforcement agency shall
47 accept duct and air infiltration tests conducted in accordance
48 with the Florida Building Code, 5th Edition (2014) Energy
49 Conservation, by individuals as defined in s. 553.993(6) or (8)
50 s. ~~553.993(5) or (7)~~ or individuals licensed as set forth in s.

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51 489.105(3)(f), (g), or (i). The local enforcement agency may
52 accept inspections in whole or in part by individuals as defined
53 in s. 553.993(6) or (8) ~~s. 553.993(5) or (7)~~.

54 **Section 4.** This act shall take effect July 1, 2025.