



IMPORTANT NOTICE FROM THE PERMITTING AND INSPECTION CENTER

Florida Building Code 9th Edition Code Change

The **Florida Building Code NINTH (2026) Edition** becomes effective on December 31, 2026. All permit applications and plans submitted on/or after that date must comply with the new edition. To view the most recent code online, visit www.floridabuilding.org.

Any application submitted via the online portal after the close of business at 4 PM on December 30th, 2026, will have to comply with the 2026 edition.

Applicants who utilize the “Cookie Cutter” or “Master Model” programs should begin updating models to comply with the new code to avoid permitting delays.

For expired permit applications filed prior to December 30, 2026, the Department will grant extensions for permit issuance, when the following criteria are met:

- The extension is requested in writing, and an explanation is provided to demonstrate that the application was not abandoned and was being pursued in good faith.
- The extension is requested no later than 180 days after the expiration.

These requests will only be processed through the Building Official’s Office by sending an email to RER-SPA@miamidade.gov.

Expired process numbers that do not meet the above-mentioned conditions will not be extended. The applicant will be required to obtain a new process number, pay up-front fees, and submit plans that conform to the 2026 FBC edition.

Regulatory and Economic Resources

