



# BROWARD COUNTY BOARD OF RULES AND APPEALS

ONE NORTH UNIVERSITY DRIVE  
SUITE 3500-B  
PLANTATION, FLORIDA 33324

PHONE: 954-765-4500  
FAX: 954-765-4504

[www.broward.org/codeappeals](http://www.broward.org/codeappeals)

### 2023 Voting Members

#### **Chair**

Mr. Daniel Lavrich, P.E., S.I., F.ASCE, F.SEI  
Structural Engineer

#### **Vice-Chair**

Mr. Gregg D'Attili,  
Air Conditioning Contractor

Mr. Stephen E. Bailey, P.E.  
Electrical Engineer  
Mr. Sergio Pellecer,  
Fire Service Professional  
Mr. John Famularo,  
Roofing Contractor  
Mrs. Shalanda Giles Nelson,  
General Contractor  
Mr. Daniel Rourke,  
Master Plumber  
Ms. Lynn E. Wolfson,  
Representative Disabled Community  
Mr. Dennis A. Ulmer,  
Consumer Advocate  
Mr. John Sims,  
Master Electrician  
Mr. Ron Burr,  
Swimming Pool Contractor  
Mr. Abbas H. Zackria, CSI,  
Architect  
Mr. Robert A. Kamm, P.E.,  
Mechanical Engineer

### 2023 Alternate Board Members

Mr. Steven Feller, P.E.,  
Mechanical Engineer  
Mr. Alberto Fernandez,  
General Contractor  
VACANT,  
Roofing Contractor  
Derek A. Wassink, P.E.R.A., S.I., S.T.S.2.,  
Structural Engineer  
Mr. Robert Taylor,  
Fire Service  
Mr. David Rice, P.E.,  
Electrical Engineer  
Mr. James Terry,  
Master Plumber  
Mr. David Tringo,  
Master Electrician  
Mr. Jeff Falkanger,  
Architect

#### **Board Attorney**

Charles M. Kramer, Esq.

#### **Board Administrative Director**

Dr. Ana Barbosa

—ESTABLISHED 1971—

**Date:** March 7th, 2023. 1:00 PM

**Where:** City of Fort Lauderdale Development Services Department. Conference Rooms 4, 5, and 6. 700 NW 19 Ave. 33311

**To:** Members of the Broward County Building Safety Inspection Ad Hoc Committee

D. Rice-Chair	M. De Floria	J. Falkanger	M. LeBlanc
F. Nesbitt	A. Kamm	N. Todaro	J. Travers
D. Tringo	D. Ulmer	D. Wassink	W. Webb
A. Zackria	J. Heller		

**From:** Kenneth Castronovo, Chief Electrical Code Compliance Officer  
John Morell, Chief Structural Code Compliance Officer  
Mike Guerasio, Chief Structural Code Compliance Officer

**Subj:** To review the Broward County Building Safety Inspection Program (Policy 05-05)

### **Agenda:**

#### **Item 1: Introduction**

1. Approval of meeting minutes, 01-19-2023
2. Approval of meeting minutes, 02-21-2023
3. Mr. Mark LeBlanc new structural committee member.
4. Building Safety Inspection Program, current edition. Attached. Pg. 8
5. FS 553.899 Mandatory structural inspections for condominium and cooperative buildings. Attached. Pg. 41
6. Senate Bill 154. Proposed Changes to Florida Statute 553.899. Attached. Pg.46
7. Review and comment on Director Barbosa's recommendations to revise the Building Safety Inspection Program guidelines as directed by Chairman Rice.
8. Review Sub-Committee reports.
9. Review Section I-4 BSIP Policy.
10. Discuss Conduit Inspection? #13. Pg. 5.90d. II Scope pg. 5.88d
11. Communications received from James Brady and Fred Nesbitt. Pgs.53-56
12. Discuss Thermography Inspection? Item 16, page 90e. II Scope pg. 5.88d
13. Discuss Parking Lot and Garage Lighting? Item 25, page 5.90g.
14. Next meeting
15. Adjourn

**Sunshine Law Reminder:** Advisory Board members cannot communicate with each other on a possible committee or Board topic outside of a public meeting, per State statute.

# MEETING MINUTES

1/19/2023  
& 2/21/2023

**DRAFT**

**Call to Order:**

Mr. David Rice, P.E., called a published meeting of the BSIP- Ad-Hoc Committee to order at 1:30 PM . The roll was called, and the following members were present:

**Present:**

1. David Rice, PE.
2. Jeff Falkanger
3. Dennis Ulmer
4. Wayne Webb, P.E.
5. Abbas Zackria
6. John Travers
7. John Heller
8. Derek Wassink P.E.

**Excused:**

1. David Tringo
2. Art Kamm
3. Fred Nesbitt
4. Michael DeFloria

**Guests**

1. Al Battle

**Staff:** Ken Castronovo, Electrical Chief Code Compliance Officer  
Jack Morell, Structural Chief Code Compliance Officer  
Ruth Boselli, Administrative Specialist

Mr. Rice started the meeting and every attendee introduced themselves to the group. He explained the sunshine law which prohibits members of the committee to talk to each other outside the meeting about the items to be discussed.

Mr. Castronovo went over the items listed in the agenda.

It was recommended to continue further discussion at the next upcoming meeting on the following items:

1. Next meeting to be scheduled for February 21st. 1:30 PM. Approve with Fort Lauderdale.
2. Check for people who did not attend because they were not on the list.
3. Address no shows! Fred Nesbit, Nick Todaro (may not be on list, please add and notify), Art Kamm (Excused), New Commercial Advocate did not show up or was not informed. David Tringo, Mike DeFloria was not available. Add John Heller from Coral Springs to list.
4. Discuss in further detail Inspector Qualifications, Item "H" #3.
5. Who is a qualified person?

6. "Duty to report" What is a "Life Safety Hazard"? Item "J".
7. Reinspection Issues. Item "K", #4.
8. Review the "Milestone Inspection Statute" Where is the 3-mile line? Should BORA pay for it? Who is going to administer the letters to find the buildings within 3 miles? Should we go to 25 years across the board? Will the legislature kick the can down the road?
9. Commercial vs Condominium Requirements. Item III, "C and D"?
10. What determines that a building is safe or should be evacuated?
11. Remove Conduit Inspection?
12. Remove Parking Lot Light Inspection.
13. Remove Infrared Thermography Inspection or, specify the locations needed for Electrical. Statistics show that most fires are inside living areas of homes. Statistics show that only 2 people died in fires in Broward County in 2019, the cause was undetermined. Research the cost of the test. What problems has "Dade County" found since the implementation of this item?
14. Consider Infrared for Structural.
15. Allow this committee to address both Electrical and Structural issues.

Meeting adjourned at 3:10 PM.

**Call to Order:**

Mr. David Rice, P.E., called a published meeting of the BSIP- Ad-Hoc Committee to order at 1:30 PM. The roll was called, and the following members were present:

**Present:**

1. David Rice, PE.
2. Jeff Falkanger
3. Dennis Ulmer
4. Wayne Webb, P.E.
5. Abbas Zackria
6. John Travers
7. John Heller
8. Derek Wassink P.E.
9. Art Kamm, P.E.
10. Fred Nesbitt
11. Nick Todaro
12. Mark Leblanc
13. Wayne Webb
14. Jack Fisher

DRAFT

**Excused:**

1. David Tringo
2. Michael De Floria

**Guests**

Al Battle  
James Brady – Brady Infrared

**Staff:** Dr. Ana Barbosa, BORA Administrative Director  
Jack Morell, Structural Chief Code Compliance Officer  
Ken Castronovo, Electrical Chief Code Compliance Officer  
Michael Guerasio, Structural Chief Code Compliance Officer  
Ruth Boselli, Administrative Specialist

Mr. Rice started the meeting and every attendee introduced themselves to the group. He explained the sunshine law which prohibits members of the committee to talk to each other outside the meeting about the items to be discussed.

Mr. Brady, from Brady Infrared, expressed his gratitude for being invited to the meeting and explained that they are a thermal imaging inspection consulting company. They do work with a lot of different industries and a lot of architects, engineers, property maintenance managers, and

anybody who's responsible for condition assessment of roofs, buildings, electrical systems and mechanical systems, steam systems, and anything that generates heat for various reasons. Over the course of the years, have now come into looking at evaluating electrical systems inside of buildings that are becoming of age, and are either approaching or out of manufacture warranty. There are concerns regarding the operational safety of the equipment thermal imaging uses, the properties of current flow and electrical systems to evaluate whether that current flow is passing through the electrical components safely, or if it's meeting points of resistance that may cause safety issues. This would either be through loose connections or through deteriorated corrosion in the connections. It could be due to overloaded circuits also. Our inspections make it possible to inspect electrical systems that visual inspections can't do. He mentioned that the infrared industry is not dictated by the construction industry in general. It's, it's an entity amongst itself. Anybody can buy a camera. You don't need to be trained to do it, but there are guidelines and there are governing bodies and testing associations, that put out standards and requirements for people who are going to go out to do the inspections, to follow. There are formal training courses throughout the country as well. Currently there are three or four different types of companies that specialize in infrared training. The courses are usually anywhere from three to five days. Some are online, and some are in a classroom format, but they provide you with a certification that is absent of experience. The experience is very important. Questions from the members of the committee followed. Mr. Kamm asked for budget purposes how much would be for a full day of work. The answer is that it would cost in Broward County \$95 to \$110 per hour, and thermography would charge \$1,200 to \$1,800 a day. In Miami \$3,000 a day. The importance of adequate training and experience was remarked. On another subject, it was brought to the committee the status of the legislation on these subjects. Mr. Castronovo referred to the handout presented to the committee with the latest information, but nothing is decided. The 3-mile radius was mentioned, and the issues present in defining which buildings would qualify for the inspection and the burden that this represents for the municipalities and BORA which is the agency in charge of requesting the lists of buildings due each year. Mr. Castronovo expressed that the information we have is from lobbyists and what they are bringing to legislation, but we really don't know what will be decided. Chair Rice suggested meeting again in two weeks and setting some assignments to the committee and staff to later take to the Board of Rules and Appeals as this is an Ad Hoc committee and there is no authority to make changes to the code. It was recommended to go to 25 years all over buildings and focus on what would be easier for municipalities. Mr. Rice requested to get input on these proposals and forward them to the BORA staff so they could gather all of them and bring these proposed modifications to the next meeting on March 7, at the same place, and time. The members of the committee and staff members agreed with the request of the Chair.

Mr. Kamm moved to adjourn the meeting at 2:58 PM, seconded by Mr. Travers.

## ITEM #4

# Broward County Board of Rules and Appeals Policy # 05-05

## Subject: Broward County Board of Rules and Appeals – Building Safety Inspection Program

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### I. GENERAL:

- A. Section 110.15 of the Broward County Administrative Provisions of the Florida Building Code has established a **Building Safety Inspection Program**.
- B. The procedures established herein are the basic guidelines for the Building Safety Inspection program.
- C. The requirements contained in the Florida Building Code, covering the maintenance of buildings, shall apply to all buildings and/or structures now existing or hereafter erected. All buildings and/or structures and all parts thereof shall be maintained in a safe condition, and all devices or safeguards that are required by the Florida Building Code shall be maintained in good working order. Electrical wiring, apparatus and equipment, and installations for light heat or power and low voltage systems as are required and/or regulated by the Building Code, now existing, or hereinafter installed, shall be maintained in a safe condition and all devices and safeguards shall be maintained in good working order.
- D. These guidelines shall not be construed as permitting the removal or non-maintenance of any existing devices or safeguards unless authorized by the Building Official.

### II. DEFINITIONS:

- A. **“Threshold Building”** shall be defined as any building which is greater than three stories or 50 feet in height, or which has an assembly occupancy classification as defined in the Florida Building Code which exceeds 5,000 square feet in area and an occupant content of greater than 500 persons, or as otherwise defined by section 553.71, Florida Statutes, which may be amended from time to time.
- B. **“Minor Buildings or Structures”** for the purpose of this program, shall be defined as buildings or structures in any occupancy group having a gross area of less than 3,500 sq. ft.
  - 1. Any building or structure which houses, covers, stores, or maintains any support features, materials, or equipment necessary for the operation of all or part of the primary structure, or operation of any feature located upon the real property, shall not be considered a minor building or structure and shall be subject to inspection as otherwise set forth herein.
  - 2. Structures to be included in the Safety Inspection Program are elevated decks, docks, seawalls if attached to or supporting any structure, parking garages, and guardrails, and as such are not exempt.
- C. **“Building Age”** shall be defined as the difference between (a) the present year and (b) the year-built information recorded with the County Property Appraiser notwithstanding any renovations or modifications that have been made to the building or structure since the year built.

### III. BUILDING SAFETY INSPECTION OF BUILDINGS / STRUCTURES AND COMPONENTS:

- A. For the purpose of these guidelines, **Building Safety Inspection** shall be construed to mean the requirement for the specific safety inspection of existing buildings and structures and furnishing the Building Official and Owner with a written report of such inspection as prescribed herein.
- B. **Inspection procedures** shall conform to the minimum inspection procedural guidelines as issued by the Board of Rules and Appeals titled as “General Considerations & Guidelines for Building Safety Inspections” which are included as part of this Policy.
  - 1. This inspection is for the sole purpose of identifying structural and electrical deficiencies of the building or structure that pose an immediate threat to life safety. This inspection is not to determine if the condition of an existing building complies with the current edition of the Florida Building Code or the National Electrical Code.
  - 2. Such inspection shall be for the purpose of determining the structural & electrical condition of the building or structure, to the extent reasonably possible, of any part, material, or assembly of a building or structure which affects the safety of such building or structure, and/or which supports any dead load, live load, or wind load, and the general condition of its electrical systems pursuant to the applicable Codes.



3. The owner, or association if applicable, shall be responsible for all costs associated with the inspection, and the resulting required repairs and/or modifications.
  4. The inspecting Professional shall have a right of entry into all areas he/she deems necessary to comply with the program.
  5. The Building Official shall ensure that the owner(s), or their duly authorized representative(s), of all buildings and structures requiring inspection under these guidelines file the necessary documentation to confirm compliance with the guidelines set forth herein.
- C. All buildings and structures shall be inspected in the manner described herein, where such buildings or structures are thirty (30) years of age or older, based on the date that the certificate of occupancy was issued, and as determined by the Building Official, who shall at such time issue a **Notice of Required Inspection** to the building owner or association.
1. The following are **Exempt** from this program:
    - a. U.S. Government Buildings
    - b. State of Florida Buildings
    - c. Buildings built on Indian Reservations,
    - d. School Buildings under the jurisdiction of the Broward County School Board
    - e. One and Two-Family Dwellings
    - f. Fee Simple Townhouses as defined in the Florida Building Code
    - g. Minor Structures defined as buildings or structures in any occupancy group having a gross floor area less than three thousand five hundred (3,500) square feet
- D. All buildings that are a Condominium or Cooperative, and are three (3) stories or more in height, and are located within three (3) miles of the coastline, shall be inspected in the manner described herein, where such buildings are twenty-five (25) years of age or older, based on the date that the certificate of occupancy was issued, and as determined by the Building Official in accordance with Florida Statutes Section 553.899, who shall at such time issue a **Notice of Required Inspection** to the building owner or association.
- E. Subsequent Building Safety Inspections shall be required at ten (10) year intervals from the year of the building or structure reaching 30 years or 25 years of age (as applicable) regardless of when the previous inspection report for the building or structure was finalized or filed.
- F. For any building or structure that must perform a “milestone inspection,” as provided under section 553.899, Florida Statutes, such building or structure is required to undergo inspection in the manner described herein when it has reached a Building Age where it is required to undergo a “milestone inspection” and such inspection shall serve as compliance with any “milestone inspection” requirements under section 553.899, Florida Statutes.
- G. **Notices of Required Inspection:**
1. The Building Official shall provide the owner or association of the building or structure with a **Notice of Required Inspection** relating to the required Building Safety Inspection once the Building Official has determined that a building or structure has attained a Building Age of 30 years (or 25 years, as applicable) and every 10-year interval thereafter.
  2. Each calendar year the Building Official shall determine which buildings or structures will reach the age of 30 years (or 25 years, as applicable) and every 10-year interval thereafter during that calendar year.
  3. Between the dates of June 1st and August 31st of each calendar year, the Building Official shall send out by Certified Mail Return Receipt Requested a **Notice of Required Inspection** to the owner or association of all such buildings or structures being due for Building Inspection during that calendar year. This notice shall clearly indicate that the owner shall furnish, or cause to be furnished, within ninety (90) days of the Notice of Required Building Safety Inspection, a written report including the Broward County Board of Rules and Appeals Structural and Electrical Safety Inspection Report Forms to the Building Official, prepared by a qualified Florida Licensed Professional Engineer or Florida Registered Architect, certifying that each such building or structure is structurally and electrically safe, or has been made structurally and electrically safe for the specified use for continued occupancy, in conformity with the minimum inspection procedural guidelines as issued by the Board of Rules and Appeals.
  4. **In addition to the Notice of Required Inspection**, between the dates of June 1st and August 31st of each calendar year, beginning in the year 2023, the Building Official shall provide the owner or association

with an **Advance Courtesy Notice** relating to their forthcoming Building Inspection. One courtesy notice shall be provided at two years prior to the Building Inspection due year, and one subsequent courtesy notice shall be provided at one year prior to the Building Inspection due year.

5. Notwithstanding the foregoing, the failure by a Building Official to provide a Notice of Required Inspection or Advance Courtesy Notices, shall not affect a building owner's or association's requirement to timely procure the required inspection and provide a written report and certification of a building or structure.

#### **H. Qualifications of Inspectors:**

1. If the building or structure is not a "Threshold Building" as defined by the Florida Building Code, required reports shall be prepared by a Florida Licensed Professional Engineer or Florida Registered Architect.
2. If the building or structure is a "Threshold Building", as defined herein, then:
  - a. The structural portion of such report shall be prepared by a Professional Engineer licensed in the State of Florida specializing in structural design and certified as a "Special Inspector" under the Threshold Law F.S. 471.
  - b. The electrical portion of such written report shall be prepared by a Professional Engineer licensed in the State of Florida specializing in electrical design.
  - c. A self-qualification letter shall be submitted as part of the structural report for Threshold Buildings, stating that the Professional Engineer is a practicing structural engineer and has worked with buildings equivalent to the building being certified, and shall be accompanied by proof of the engineer's State of Florida Department of Business and Professional Regulation (DPBR) structural specialization.
3. Such Engineer or Architect shall undertake such assignments only where qualified by training and experience in the specific technical field involved in the inspection and report.

#### **I. Reporting Procedures:**

1. The owner of a building or structure subject to Building Safety Inspection shall furnish, or cause to be furnished, within ninety (90) days of the date of the Notice of Required Building Safety Inspection, a written report including the Broward County Board of Rules and Appeals Structural and Electrical Safety Inspection Report Forms to the Building Official, prepared by a qualified Florida Licensed Professional Engineer or Florida Registered Architect, certifying that each such building or structure is structurally and electrically safe, or has been made structurally and electrically safe, for the specified use for continued occupancy, in conformity with the minimum inspection procedural guidelines as issued by the Board of Rules and Appeals.
2. The inspection report shall at a minimum meet all the following criteria:
  - a. Such written report shall bear the impressed seal and signature of the responsible Engineer or Architect who has performed the inspection, unless submitted electronically with a verifiable digital signature as described in section 668.001, Florida Statutes.
  - b. In addition to a detailed written narrative report, the completed BORA Structural and Electrical Safety Inspection Report Forms shall be submitted as part of the report.
  - c. Sufficient color photos with sufficient resolution shall be included to adequately convey typical conditions observed, particularly where defects have been found.
  - d. Indicate the manner and type of inspection forming the basis for the inspection report.
  - e. Identify any substantial structural deterioration, within a reasonable professional probability based on the scope of the inspection, describe the extent of such deterioration, and identify any recommended repairs for such deterioration.
  - f. State whether any unsafe or dangerous conditions, as those terms are defined in the Florida Building Code, were observed.
  - g. Recommend any remedial or preventive repair for any items that are damaged but are not substantial structural deterioration.
  - h. Identify and describe any items requiring further inspection.

3. If the building inspected is a Condominium or Cooperative, the Association shall distribute a copy of an inspector- prepared summary of the inspection report to each condominium unit owner or cooperative unit owner, regardless of the findings or recommendations in the report, by United States Mail or personal delivery, and by electronic transmission to unit owners who previously consented to receive notice by electronic transmission; shall post a copy of the inspector-prepared summary in a conspicuous place on the condominium or cooperative property; and shall publish the full report and inspector-prepared summary on the association's website, if the association is required to have a website.
  4. Such report shall be deemed timely if submitted any time between (a) two years prior to the applicable required Building Safety Inspection year for the building or structure, and (b) 90 days after the date of the Notice of Required Inspection, including any applicable extension periods granted or provided by the Building Official.
- J. **Duty to Report:** Any Licensed Professional Engineer or Registered Architect who performs an inspection of an existing building or structure has a duty to report to the Building Official any findings that, if left unaddressed, would endanger life or property, no later than ten (10) days after informing the building owner of such findings unless the Engineer or Architect is made aware that action has been taken to address such findings in accordance with the applicable code. However, if such Engineer or Architect finds that there are conditions in the building or structure causing an actual or immediate danger of the failure or collapse of the building or structure, or if there is a health hazard, windstorm hazard, fire hazard, or any other life safety hazard, such Engineer or Architect shall report such conditions immediately to the Building Owner and to the Building Official within twenty-four (24) hours of the time of discovery. In addition to assessing any fines or penalties provided by Broward County or the Municipality, the Building Official shall also report any violations of this provision to the appropriate licensing agency, regulatory board, and professional organization of such Engineer or Architect.
- K. **Required Repairs or Modifications:**
1. In the event that repairs or modifications are found to be necessary as a result of the Building Safety Inspection, the owner shall have a total of 180 days from the date of the Building Safety Inspection Report, unless otherwise specified by the Building Official in accordance with Florida Building Code Section 110.15 (Florida Building Code Broward County Amendments), in which to complete required repairs and correct the structural and electrical deficiencies. All applicable Building Code requirements shall be followed with all applicable permits obtained. The Florida Existing Building Code will specify whether the repairs or modification can be made under the code in effect when the building was originally permitted, or the code currently in effect.
  2. When any electrical or structural repairs or modifications are required, the responsible Engineer or Architect who has performed the building safety inspection and issued the report shall provide the Building Owner and the Building Official with a signed and sealed letter indicating whether the building or structure may continue to be safely occupied while the building or structure is undergoing repairs. Such letter shall be valid for no more than 180 days, and a new letter shall be issued if repairs or modifications remain ongoing.
  3. For deficiencies that cannot be corrected within 180 days, the time frame may be extended when a time frame is specified by the responsible Licensed Professional Engineer or Registered Architect and approved by the Building Official. Such extension shall be contingent on maintaining an active building permit as specified in Florida Building Code Section 105.3.2 (Florida Building Code Broward County Amendments).
  4. Once all required repairs, whether structural or electrical or both, have been completed, the responsible Licensed Professional Engineer or Registered Architect who has performed the safety inspection and issued the report shall re-inspect the areas noted on the original report and shall provide the Building Owner and Building Official an amended report with a signed and sealed letter stating that all of the required repairs and corrections have been completed and that the building or structure has been certified for continued use under the present occupancy. The Building Owner or responsible Professional shall submit that letter to the Building Official.
  5. The Building Official may issue an extension of not more than 60 days to submit a Building Safety Inspection report, or to obtain any necessary permits, upon a written extension request from a Licensed

Professional Engineer or Registered Architect qualified as stated herein for the type of building or structure in question. Such request shall contain a signed and sealed statement from the Engineer or Architect that the building may continue to be occupied while undergoing the Building Safety Inspection and Certification.

- L. If an owner of a building or structure fails to timely submit the Building Safety Inspection Program report to the Building Official or seek an extension request in accordance with the above, the Building Official shall elect the choice of either a Special Magistrate or Code Enforcement Board as set forth under Florida Statutes Sec. 162, et. al., to conduct a hearing to address such failure. In the event an owner fails to comply with the repair and/or modification requirements as determined from the Building Safety Inspection Report as set forth herein, the structure may be deemed to be unsafe and unfit for occupation. Such findings shall be reviewed by the Building Official and shall be sent to the Special Magistrate, Code Enforcement Board, or Unsafe Structures Board, as appropriate.
- M. If a building or structure is found to be Unsafe, the requirements of Section 116 of Chapter One of the Broward County Amendments to the Florida Building Code entitled "Unsafe Structures" shall be followed.
- N. The Building Official may revoke any Building Safety Inspection and Certification if the Building Official determines that the written inspection report contains any misrepresentation of the actual conditions of the building or structure.

# General Considerations & Guidelines for Building Safety Inspections

## Part of Broward County BORA Policy #05-05

### I. SCOPE OF STRUCTURAL INSPECTION

The **fundamental purpose** of the required Building Safety Inspection and report is to confirm in reasonable fashion that the building or structure under consideration is safe for continued use under its present occupancy. As implied by the title of this document, this is a recommended procedure, and under no circumstances are these minimum recommendations intended to supplant proper professional judgment.

Such inspection shall be for the purpose of determining the general structural condition of the building or structure to the extent reasonably possible of any part, material or assembly of a building or structure which affects the safety of such building or structure and/or which supports any dead load, live load, or wind load, and the general condition of its electrical systems pursuant to the applicable Codes.

In general, unless there is obvious overloading, or significant deterioration of important structural elements, there is little need to verify the original design. It is obvious that this has been time tested if still offering satisfactory performance. Rather, it is of importance that the effects of time with respect to degradation of the original construction materials be evaluated. It will rarely be possible to visually examine all concealed construction, nor should such be generally necessary. However, a sufficient number of typical structural members should be examined to permit reasonable conclusions to be drawn.

**Visual Examination** will, in most cases, be considered adequate when executed systematically. The visual examination must be conducted throughout all habitable and non-habitable areas of the building, as deemed necessary, by the inspecting professional to establish compliance. Surface imperfections such as cracks, distortion, sagging, excessive deflections, significant misalignment, signs of leakage, and peeling of finishes should be viewed critically as indications of possible difficulty.

**Testing Procedures** and quantitative analysis will not generally be required for structural members or systems except for such cases where visual examination has revealed such need, or where apparent loading conditions may be critical.

**Manual Procedures** such as chipping small areas of concrete and surface finishes for closer examinations are encouraged in preference to sampling and/or testing where visual examination alone is deemed insufficient. Generally, unfinished areas of buildings such as utility spaces, maintenance areas, stairwells and elevator shafts should be utilized for such purposes. In some cases, to be held to a minimum, ceilings or other construction finishes may have to be opened for selective examination of critical structural elements. In that event, such locations should be carefully located to be least disruptive, most easily repaired and held to a minimum. In any event, a sufficient number of structural members must be examined to afford reasonable assurances that such are representative of the total structure.

**Evaluating** an existing structure for the effects of time, must take into account two basic considerations; movement of structural components with respect to each other, and deterioration of materials.

With respect to the former, volume change considerations, principally from ambient temperature changes, and possibly long-time deflections, are likely to be most significant. Foundation movements will frequently be of importance, usually settlement, although upward movement due to expansive soils may occur, although infrequently in this area. Older buildings on spread footings may exhibit continual, even recent settlements if founded on deep unconsolidated fine grained or cohesive soils, or from subterranean losses or movements from several possible causes.

With very little qualifications, such as rather rare chemically reactive conditions deterioration of building materials can only occur in the presence of moisture, largely related to metals and their natural tendency to return to the oxide state in the corrosive process.

In this marine climate, highly aggressive conditions exist year-round. For most of the year, outside relative humidity may frequently be about 90 or 95%, while within air-conditioned building, relative humidity will normally be about 55% to 60%. Under these conditions moisture vapor pressures ranging from about 1/3 to 1/2 pounds per square inch will exist

much of the time. Moisture vapor will migrate to lower pressure areas. Common building materials such as stucco, masonry and even concrete, are permeable even to these slight pressures. Since most of our local construction does not use vapor barriers, condensation will take place within the enclosed walls of the building. As a result, deterioration is most likely adjacent to exterior walls, or wherever else moisture or direct leakage has been permitted to penetrate the building shell.

**Structural Deterioration** will always require repair. The type of repair, however, will depend upon the importance of the member in the structural system, and degree of deterioration. Cosmetic type repairs may suffice in certain non-sensitive members such as tie beams and columns, provided that the remaining sound material is sufficient for the required function. For members carrying assigned gravity or other loads, cosmetic type repairs will only be permitted if it can be demonstrated by rational analysis that the remaining material, if protected from further deterioration can still perform its assigned function at acceptable stress levels. Failing that, adequate repairs or reinforcement will be considered mandatory.

**Written Reports** shall be required attesting to each required inspection. Each such report shall note the location of the structure, description of the type of construction, and general magnitude of the structure, the existence of drawings and location thereof, history of the structure to the extent reasonably known, and a description of the type and manner of the inspection, noting problem areas and recommended repairs, if required to maintain structural integrity. See additional reporting requirements outlined in the foregoing of the Policy.

Each report shall include a statement to the effect that the building or structure is structurally safe, unsafe, safe with qualifications, or has been made safe. It is suggested that each report also include the following information indicating the actual scope of the report and limits of liability. This paragraph may be used:

*"As a routine matter, in order to avoid possible misunderstanding, nothing in this report should be considered to be a guarantee for any portion of the structure. To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the building based upon careful evaluation of observed conditions, to the extent reasonably possible."*

## **Foundations**

If all of the supporting subterranean materials were completely uniform beneath a structure, with no significant variations in grain size, density, moisture content or other mechanical properties; and if dead load pressures were completely uniform, settlements would probably be uniform and of little practical consequence. In the real world, however, neither is likely. Significant deviations from either of these two idealisms are likely to result in unequal vertical movements.

Monolithic masonry, structures are generally incapable of accepting such movements, and large openings. Since, in most cases, differential shears are involved, cracks will typically be diagonal.

Small movements, in themselves, are most likely to be structurally important only if long term leakage through fine cracks may have resulted in deterioration. In the event of large movements, contiguous structural elements such as floor and roof systems must be evaluated for possible fracture or loss of bearing.

Pile foundations are, in general, less likely to exhibit such difficulties. Where such does occur, special investigation will be required.

## **Roofs**

Sloping roofs, usually having clay or cement tiles, are of concern in the event that the covered membrane may have deflections, if merely resulting from deteriorated rafters or joists will be of greater import. Valley flashing and base flashing at roof penetration will also be matters of concern.

Flat roofs with built up membrane roofs will be similarly critical with respect to deflection considerations. Additionally, since they will generally be approaching expected life limits at the age when The Building Safety Inspection is required, careful examination is important. Blisters, wrinkling, alligatoring, and loss of gravel are usual signs of difficulty.

Punctures or loss of adhesion of base flashings, coupled with loose counterflashing will also signify possibility of other debris, may result in ponding, which if permitted, may become critical.

### **Masonry Bearing Walls**

Random cracking, or if discernible, definitive patterns of cracking, will of course, be of interest. Bulging, sagging, or other signs of misalignment may also indicate related problems in other structural elements. Masonry walls where commonly constructed of either concrete masonry units, or scored clay tile, may have been constructed with either reinforced concrete columns and tie beams, or lintels.

Of most probable importance will be the vertical and horizontal cracks where masonry units abut tie columns, or other frame elements such as floor slabs. Of interest here is the observation that although the raw materials of which these masonry materials are made may have much the same mechanical properties as the reinforced concrete framing, their actual behavior in the structure, however, is likely to differ with respect to volume change resulting from moisture content, and variations in ambient thermal conditions.

Moisture vapor penetration, sometimes abetted by salt laden aggregate and corroding rebars, will usually be the most common cause of deterioration. Tie columns are rarely structurally sensitive, and a fair amount of deterioration may be tolerated before structural impairment becomes important. Cosmetic type repair involving cleaning, and parching to effectively seal the member, may often suffice. A similar approach may not be unreasonable for tie beams, provided they are not also serving as lintels. In that event, a rudimentary analysis of load capability using the remaining actual rebar area, may be required.

### **Floor and Roof Systems**

Cast in place reinforced concrete slabs and/or beams and joists may often show problems due to corroding rebars resulting from cracks or merely inadequate protecting cover of concrete. Patching procedures will usually suffice where such damage has not been extensive. Where corrosion and spalling has been extensive in structurally critical areas, competent analysis with respect to remaining structural capacity, relative to actual supported loads, will be necessary. Type and extent of repair will be dependent upon the results of such investigation.

Pre-cast members may present similar deterioration conditions. End support conditions may also be important. Adequacy of bearing, indications of end shear problems, and restraint conditions are important, and should be evaluated in at least a few typical locations.

Steel bar joists are, of course, sensitive to corrosion. Most critical locations will be web member welds, especially near supports, where shear stresses are high and possible failure may be sudden, and without warning.

Cold formed steel joists, usually of relatively light gage steel, are likely to be critically sensitive to corrosion, and are highly dependent upon at least nominal lateral support to carry designed loads. Bridging and the floor or roof system itself, if in good condition, will serve the purpose.

Wood joists and rafters are most often in difficulty from "dry rot", or the presence of termites. The former (a misnomer) is most often prevalent in the presence of sustained moisture or lack of adequate ventilation. A member may usually be deemed in acceptable condition if a sharp pointed tool will penetrate no more than about one eighth of an inch under moderate hand pressure. Sagging floors will most often indicate problem areas.

Gypsum roof decks will usually perform satisfactorily except in the presence of moisture. Disintegration of the material and the form-board may result from sustained leakage. Anchorage of the supporting bulb tees against uplift may also be of importance.

Floor and roof systems of cast in place concrete with self-centering reinforcing, such as paper backed mesh and rib-lath, may be critical with respect to corrosion of the unprotected reinforcing. Loss of uplift anchorage on roof decks will also be important if significant deterioration has taken place, in the event that dead loads are otherwise inadequate for that purpose. Expansion joints exposed to the weather must also be checked.

## **Steel Framing System**

Corrosion, obviously enough, will be the determining factor in the deterioration of structural steel. Most likely suspect areas will be fasteners, welds, and the interface area where bearings are embedded in masonry. Column bases may often be suspect in areas where flooding has been experienced, especially if salt water has been involved. Concrete fireproofing will, if it exists, be the best clue indicating the condition of the steel.

## **Concrete Framing Systems**

Concrete deterioration will, in most cases, similarly be related to rebar corrosion possibly abetted by the presence of saltwater aggregate or excessively permeable concrete. In this respect, honeycomb areas may contribute adversely to the rate of deterioration. Columns are frequently most suspect. Extensive honeycomb is most prevalent at the base of columns, where fresh concrete was permitted to segregate, dropping into form boxes. This type of problem has been known to be compounded in areas where flooding has occurred, especially involving salt water.

Thin cracks usually indicate only minor corrosion, requiring minor patching only. Extensive spalling may indicate a much more serious condition requiring further investigation.

In spall areas, chipping away a few small loose samples of concrete may be very revealing. Especially, since loose material will have to be removed even for cosmetic type repairs, anyway. Fairly reliable quantitative conclusions may be drawn with respect to the quality of the concrete. Even though our cement and local aggregate are essentially derived from the same sources, cement will have a characteristically dark grayish brown color in contrast to the almost white aggregate. A typically white, almost alabaster like coloration will usually indicate reasonably good overall strength.

## **Windows and Doors**

Window and door condition is of considerable importance with respect to two considerations. Continued leakage may have resulted in other adjacent damage and deteriorating anchorage may result in loss of the entire unit in the event of severe windstorms even short of hurricane velocity. Perimeter sealants, glazing, seals, and latches should be examined with a view toward deterioration of materials and anchorage of units for inward as well as outward (suction) pressure, most importantly in high buildings.

## **Structural Glazing**

When installed on threshold buildings, structural glazing curtain wall systems, shall be inspected by the owner at 6-month intervals for the first year after completion of the installation. The purpose of the inspection shall be to determine the structural condition and adhesive capacity of the silicone sealant. Subsequent inspections shall be performed at least once every 5 years at regular intervals for structurally glazed curtain wall systems installed on threshold buildings.

## **Wood Framing**

Older wood framed structures, especially of the industrial type, are of concern in that long term deflections may have opened important joints, even in the absence of deterioration. Corrosion of ferrous fasteners will in most cases be obvious enough. Dry rot must be considered suspect in all sealed areas where ventilation has been inhibited, and at bearings and at fasteners. Here too, penetration with a pointed tool greater than about one eighth inch with moderate hand pressure will indicate the possibility of further difficulty.

## **Building Facade**

Appurtenances on an exterior wall of a threshold building are elements including, but not limited to, any cladding material, precast appliques, exterior fixtures, ladders to rooftops, flagpoles, signs, railings, copings, guardrails, curtain walls, balcony and terrace enclosures, including greenhouses or solariums, window guards, window air conditioners, flower boxes, satellite dishes, antennae, cell phone towers, and any equipment attached to or protruding from the façade that is mechanically and/or adhesive attached.



## **Loading**

It is of importance to note that even in the absence of any observable deterioration, loading conditions must be viewed with caution. Recognizing that there will generally be no need to verify the original design, since it will have already been "time tested", this premise has validity only if loading patterns and conditions **remain unchanged**. Any material change in type and/or magnitude or loading in older buildings should be viewed as sufficient justification to examine load carrying capability of the affected structural system.

## **II. SCOPE OF ELECTRICAL INSPECTION**

The purpose of the required inspection and report is to confirm with reasonable fashion that the building or structure and all habitable and non-habitable areas, as deemed necessary by the inspecting professional, to establish compliance are safe for continued use under present occupancy. As mentioned before, this is a recommended procedure, and under no circumstances are these minimum recommendations intended to supplant proper professional judgment.

### **Electric Service**

A description of the type of service supplying the building or structure shall be provided, stating the size of amperage, if three (3) phase or single (1) phase, and if the system is protected by fuses or breakers. Proper grounding of the service should also be in good standing. The meter and electric rooms should have sufficient clearance for equipment and for the serviceman to perform both work and inspections. Gutters and electrical panels should all be in good condition throughout the entire building or structure.

### **Branch Circuits**

Branch circuits in the building must all be identified, and an evaluation of the conductors must be performed. Proper grounding must be verified for all equipment used in the building, such as an emergency generator, or elevator motors.

### **Conduit Raceways**

All types of wiring methods present in the building must be detailed and individually inspected. The evaluation of each type of conduit and cable, if applicable, must be done individually. The conduits in the building should be free from erosion and checked for considerable dents in the conduits that may be prone to cause a short. The conductors and cables in these conduits should be chafe free and their currents not over the rated amount.

### **Emergency Lighting**

Exit sign lights and emergency lighting, along with a functional fire alarm system, if applicable, must all be in good working condition.

### **Infrared Thermography Inspection** - *The effective date of this section shall be July 1, 2023.*

For electrical services operating at 400 amperes or greater, an infrared thermography inspection with a written report of the following electrical equipment must be provided as applicable or as otherwise indicated below: busways, switchgear, panelboards (except in dwelling unit load centers), disconnects, VFDS, starters, control panels, timers, meter centers, gutters, junction boxes, automatic/manual transfer switches, exhaust fans and transformers. The infrared inspection of electrical equipment shall be performed by a Level-II or higher certified infrared thermographer who is qualified and trained to recognize and document thermal anomalies in electrical systems and possesses over 5 years of experience inspecting electrical systems associated with commercial buildings.

## **III. HISTORICAL DOCUMENTS, PERMITTING, REPAIRS AND REPORTS**

An attempt shall be made to investigate the existence of documents with the local jurisdiction to assist with the overall inspection of the building.

Understanding the structural system, building components, and intended design may guide the design professional to investigate certain critical areas of the structure.

**Violations** through code compliance division of the local jurisdiction should be investigated. Cases on file may lead to issues pre-existing with the building, especially any unsafe structure determinations. Depending on the nature of the violation, Building Safety Inspections may be affected.

**Unpermitted activities** may also affect the outcome of a Building Safety Inspection, especially with unpermitted additions to the building. The Building Safety Inspection of a building is conducted on the entire structure including the original construction and any subsequent permitted addition. Unpermitted additions found by the Building Safety Inspection process present an unsafe situation and shall be identified in the report, even if found to be properly built. Like a repair process identified by the report, legalizing an unpermitted addition would be a prerequisite to the completion of a successful Building Safety Inspection report. Examples of unpermitted work that may affect Building Safety Inspections include, but are not limited to, additions, alterations, balcony enclosures, etc.

**Repairs** identified in the Building Safety Inspection report will most likely require permits. Once the initial report is completed it should be immediately submitted to the local jurisdiction for processing. Do not proceed to conduct repairs without permits. Some repairs, like changing a bulb in an exit sign, may not require a permit but most other work will require permits. Proceeding without obtaining repair permits may lead to a violation of the Code. Additionally, repairs being conducted under a permit will afford additional time to comply with a complete Building Safety Inspection report.

**Completing the reports** concisely is vital to the overall understanding of the conditions of the building and successful completion of the Building Safety Inspection process. The approved report forms provided herein shall be used. Proprietary forms will not be accepted. Such approved forms are to be considered supplemental to and in addition to a detailed written report. Sufficient photos shall be included to adequately convey typical conditions observed, particularly where defects are found. Where provided, photos shall be in color and with sufficient resolution to detail the conditions being shown. Building Safety Inspection reports may be audited, and the subject building may be inspected at the discretion of the Building Official. The Building Official reserves the right to rescind or revoke an approved Building Safety Inspection report.

The **Code in Effect** at the time of the original construction is the baseline for the Building Safety Inspections. Subsequent improvements to the original building should be inspected based on the Code at the time of permitting. It is not the intent of the Building Safety Inspection that buildings must be brought into compliance with current codes.

# STRUCTURAL SAFETY INSPECTION REPORT FORM



Inspection Firm or Individual Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

Inspection Commenced Date: \_\_\_\_\_ Inspection Completed Date: \_\_\_\_\_

No Repairs Required       Repairs are required as outlined in the attached inspection report

Licensed Design Professional:     Engineer     Architect

Name: \_\_\_\_\_

License Number: \_\_\_\_\_

Threshold Building - Certified Special Inspector:     Yes     No

I am qualified to practice in the discipline in which I am hereby signing,

Signature: \_\_\_\_\_ Date: \_\_\_\_\_



Seal

This report has been based upon the minimum inspection guidelines for building safety inspection as listed in the Broward County Board of Rules and Appeals' Policy #05-05. To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the structure, based upon careful evaluation of observed conditions, to the extent reasonably possible.

<b>1. DESCRIPTION OF STRUCTURE</b>	
a.	Name on Title:
b.	Street Address:
c.	Legal Description:
d.	Owner's Name:
e.	Owner's Mailing Address:
f.	Folio Number of Property on which Building is Located:
g.	Building Code Occupancy Classification:
h.	Present Use:
i.	General Description:
j.	Type of Construction:
	<div style="display: flex; justify-content: space-between;"> <span>Square Footage:</span> <span>Number of Stories:</span> </div>
k.	Is this a Threshold Building per F.S. 553.71: <input type="checkbox"/> Yes <input type="checkbox"/> No
l.	Special Features:

m. Describe any additions to original structure:

n. Additional Comments:

## 2. PRESENT CONDITION OF STRUCTURE

a. General alignment (Note: good, fair, poor, explain if significant):

1. Bulging:  Good  Fair  Poor Significant (explain):

2. Settlement:  Good  Fair  Poor Significant (explain):

3. Deflections:  Good  Fair  Poor Significant (explain):

4. Expansion:  Good  Fair  Poor Significant (explain):

5. Contraction:  Good  Fair  Poor Significant (explain):

b. Portion showing distress (note, beams, columns, structural walls, floor, roofs, other):

c. Surface conditions – describe general conditions of finishes, noting cracking, spalling, peeling, signs of moisture penetration and stains:

d. Cracks – note location in significant members. Identify crack size as HAIRLINE if barely discernible; FINE if less than 1 mm in width; MEDIUM if between 1- and 2-mm width; WIDE if over 2 mm:

e. General extent of deterioration – cracking or spalling of concrete or masonry, oxidation of metals; rot or borer attack in wood:

f. Note previous patching or repairs:

g. Nature of present loading indicate residential, commercial, other estimate magnitude:

### 3. INSPECTIONS

a. Date of notice of required inspection:

b. Date(s) of actual inspection:

c. Name and qualifications of individual preparing report:

d. Description of laboratory or other formal testing, if required, rather than manual or visual procedures:

e. Structural repairs:

1.  None required  Required (describe):

f. Has the property record been researched for any current code violations or unsafe structure cases?  Yes  No  
Explanation/comments:

**4. SUPPORTING DATA ATTACHED**

- a.  Sheets of written data  
b.  Photographs  
c.  Drawings or sketches  
d.  Test reports

**5. FOUNDATION**

a. Describe building foundation:

b. Is wood in contact or near soil?  Yes  No

c. Signs of differential Settlement?  Yes  No

d. Describe any cracks or separation in the walls, columns, or beams that signal differential settlement:

e. Is water draining away from the foundation?  Yes  No

f. Is there additional sub-soil investigation required?  Yes  No  
1. If yes, explain:

**6. MASONRY BEARING WALL - Indicate good, fair, poor on appropriate lines**

a. Concrete masonry units:  Good  Fair  Poor

b. Clay tile or terra cotta units:  Good  Fair  Poor

c. Reinforced concrete tie columns:  Good  Fair  Poor

d. Reinforced concrete tie beams:  Good  Fair  Poor

e. Lintel:  Good  Fair  Poor

f. Other type bond beams:  Good  Fair  Poor

**g. Masonry finishes - Exterior:**

1. Stucco:  Good  Fair  Poor

2. Veneer:  Good  Fair  Poor

3. Paint only:  Good  Fair  Poor

4. Other:  Good  Fair  Poor

a. Explain:

**h. Masonry finishes – Interior:**

1. Vapor barrier:  Good  Fair  Poor

2. Furring and plaster:  Good  Fair  Poor

3. Paneling:  Good  Fair  Poor

4. Paint only:  Good  Fair  Poor

5. Other:  Good  Fair  Poor

a. Explain:

i. Cracks – Note beams, columns, or others, including locations (description):

j. Spalling - in beams, columns, or others, including locations (description):

k. Rebar corrosion-check appropriate line:

1.  None visible
2.  Minor-patching will suffice
3.  Significant - but patching will suffice
4.  Significant - structural repairs required
  - a. Describe:

l. Were samples chipped out for examination in spalled areas?

1.  No
2.  Yes – describe color, texture, aggregate, general quality:

## 7. FLOOR AND ROOF SYSTEM

a. **Roof:**

1. Describe (flat, slope, type roofing, type roof deck, condition):

2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment, and condition of support:



3. Note types of drains, scuppers, and condition:

4. Describe parapet construction and current condition:

5. Describe mansard construction and current condition:

6. Describe roofing membrane/covering and current condition:

7. Describe any roof framing member with obvious overloading, overstress, deterioration, or excessive deflection:

8. Note any expansion joint and condition:

**b. Floor system(s):**

1. Describe (type of system framing, material, spans, condition):

2. Balconies - indicate location, framing system, material, and condition:

3. Stairs and escalators - indicate location, framing system, material, and condition:

4. Ramps - indicate location, framing system, material, and condition:

5. Guardrails – indicate type, location, material, and condition:

c. Inspection – note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members:

## **8. STEEL FRAMING SYSTEM**

a. Full description of system:

b. Exposed Steel- describe condition of paint and degree of corrosion:

c. Steel connections – describe type and condition:

d. Concrete or other fireproofing – describe any cracking or spalling and note where any covering was removed for inspection:

e. Identify any steel framing member with obvious overloading, overstress, deterioration, or excessive deflection (provide location(s)):

f. Elevator sheave beams, connections, and machine floor beams – note condition:

## 9. CONCRETE FRAMING SYSTEM

a. Full description of structural system:

b. Cracking:

1.  Significant  Not Significant

2. Description of members affected, location, and type of cracking:

c. General condition:

d. Rebar corrosion – check appropriate line:

1.  None visible
2.  Location and description of members affected and type cracking
3.  Significant but patching will suffice
4.  Significant – structural repairs required (describe):

e. Were samples chipped out for examination in spalled areas?

1.  No
2.  Yes, describe color, texture, aggregate, general quality:

f. Identify any concrete framing member with obvious overloading, overstress, deterioration, or excessive deflection (provide location(s)):

## 10. WINDOWS, STOREFRONTS, CURTAINWALLS, AND EXTERIOR DOORS

a. Windows, Storefronts, and Curtainwalls:

1. Type (Wood, steel, aluminum, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other):
  
2. Anchorage- type and condition of fasteners and latches:
  
3. Sealant – type of condition of perimeter sealant and at mullions:
  
4. Interiors seals – type and condition at operable vents:

5. General condition – describe any repairs needed:

b. Structural Glazing on the exterior envelope of Threshold Building:

Yes

No

1. Previous inspection date:

2. Description of Curtainwall Structural Glazing and adhesive sealant:

3. Describe condition of system:

c. Exterior Doors:

1. Type (wood, steel, aluminum, sliding glass door, other):

2. Anchorage type and condition of fasteners and latches:

3. Sealant type and condition of sealant:

4. General condition:

5. Describe and repairs needed:

## 11. WOOD FRAMING

a. Type – fully describe if mill construction, light construction, major spans, trusses:

b. Indicate condition of the following:

1. Walls:

2. Floors:

3. Roof member, roof trusses:

c. Note metal fitting i.e., angles, plates, bolts, split pintles, other, and note condition:

d. Joints – note if well fitted and still closed:

e. Drainage – note accumulations of moisture:

f. Ventilation – note any concealed spaces not ventilated:

g. Note any concealed spaces opened for inspection:

h. Identify any wood framing member with obvious overloading, overstress, deterioration, or excessive deflection:

**12. BUILDING FAÇADE INSPECTION** (Threshold Building)

a. Identify and describe the exterior walls and appurtenances on all sides of the building (cladding type, corbels, precast appliques, etc.):

b. Identify attachment type of each appurtenance type (Mechanically attached or adhered):

c. Indicate the condition of each appurtenance (Distress, settlement, splitting, bulging, cracking, loosening of metal anchors and supports, water entry, movement of lintel or shelf angles, or other defects):

### **13. SPECIAL OR UNUSUAL FEATURES IN THE BUILDING**

a. Identify and describe any special or unusual features (i.e., cable suspended structures, tensile fabric roof, large sculptures, chimney, porte-cochere, retaining walls, seawalls, etc.):

b. Indicate condition of special feature, its supports, and connections:

# ELECTRICAL SAFETY INSPECTION REPORT FORM



Inspection Firm or Individual Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

Inspection Commenced Date: \_\_\_\_\_ Inspection Completed Date: \_\_\_\_\_

No Repairs Required       Repairs are required as outlined in the attached inspection report

Licensed Design Professional:       Engineer       Architect

Name: \_\_\_\_\_

License Number: \_\_\_\_\_

P.E. Specialized in Electrical Design:       Yes       No

*Provide resume of qualifications upon request.*

I am qualified to practice in the discipline in which I am hereby signing,



Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Seal

This report has been based upon the minimum inspection guidelines for building safety inspection as listed in the Broward County Board of Rules and Appeals' Policy #05-05. To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the structure, based upon careful evaluation of observed conditions, to the extent reasonably possible.

<b>1. DESCRIPTION OF STRUCTURE</b>		
a. Name on Title:		
b. Street Address:		
c. Legal Description:		
d. Owner's Name:		
e. Owner's Mailing Address:		
f. Folio Number of Property on which Building is Located:		
g. Building Code Occupancy Classification:		
h. Present Use:		
i. General Description, Type of Construction:	Square Footage:	Number of Stories:
j. Is this a Threshold Building per F.S. 553.71: <input type="checkbox"/> Yes <input type="checkbox"/> No		
k. Special Features:		



I. Additional Comments:

## 2. INSPECTIONS

a. Date of notice of required inspection:

b. Date(s) of actual inspection:

c. Name and qualifications of individual preparing report:

d. Are any electrical repairs required:

1.  No - none Required:
2.  Yes - required (Describe nature of repairs):

**\*\*\* NOTE: Provide photographs as necessary to reflect relevant conditions and index appropriately \*\*\***

## 3. ELECTRIC SERVICE

a. Size: Voltage (      ); Amperage (      );

b. Main Service Protection (      amps):  Fuse  Breaker

c. Service Rating Amperage (      amps)

d. Phase:  Three Phase  Single Phase

e. Condition:  Good  Needs Repairs

Describe nature of repairs:

#### 4. SERVICE EQUIPMENT

a. Clearances:  Good  Requires Repair

Describe nature of repairs:

#### 5. ELECTRIC ROOMS

a. Clearances:  Good  Requires Repair

Describe nature of repairs:

#### 6. GUTTERS

a. Location:  Good  Requires Repair  
Describe nature of repairs:

b. Taps and box fill:  Good  Requires Repair  
Describe nature of repairs:

## 7. ELECTRICAL PANELS

- a. Panel # (        )     Good         Needs Repairs
- b. Panel # (        )     Good         Needs Repairs
- c. Panel # (        )     Good         Needs Repairs
- d. Panel # (        )     Good         Needs Repairs
- e. Panel # (        )     Good         Needs Repairs

Describe nature of repairs:

## 8. BRANCH CIRCUITS

- a. Identified:     Yes         Must be identified
- b. Conductors:     Good         Deteriorated         Must be replaced

Describe nature of repairs:

## 9. GROUNDING OF SERVICE

Good         Repairs Required

Comments:

## 10. GROUNDING OF EQUIPMENT

Good       Repairs Required  
Comments:

## 11. SERVICE CONDUITS/RACEWAYS

Good       Repairs Required  
Comments:

## 12. SERVICE CONDUCTOR AND CABELS

Good       Repairs Required  
Comments:

## 13. Effective July 1<sup>st</sup>, 2023. GENERAL CONDUIT/RACEWAYS

Good       Repairs Required  
Comments:

## 14. FEEDER CONDUCTORS

Good       Repairs Required  
Comments:

## 15. BUSWAYS

a. Location:  Good  Requires Repair  
Describe nature of repairs:

## 16. Effective July 1<sup>st</sup>, 2023.

**THERMOGRAPHY INSPECTION RESULTS** *(add sheets as required and pictures if needed).*

Comments:

## 17. OTHER CONDUCTORS

Good  Repairs Required

Comments:

## 18. EMERGENCY LIGHTING

Good  Repairs Required

Comments:

## 19. BUILDING EGRESS ILLUMINATION

Good

Repairs Required

Comments:

## 20. FIRE ALARM SYSTEM

Good

Repairs Required

Comments:

## 21. SMOKE DETECTORS

Good

Repairs Required

Comments:

## 22. EXIT LIGHTS

Good

Repairs Required

Comments:

### 23. EMERGENCY GENERATOR

Good

Repairs Required

Comments:

### 24. WIRING & CONDUIT AT ALL PARKING LOTS AND GARAGES

Good

Repairs Required

Comments:

### 25. ALL PARKING LOT AND GARAGE LIGHTING

Good

Repairs Required

Comments:

### 26. SWIMMING POOL WIRING

Good

Repairs Required

Comments:

## 27. WIRING TO MECHANICAL EQUIPMENT

Good

Repairs Required

Comments:

## 28. ADDITIONAL COMMENTS



**FS 553.899**  
**Milestone Inspections**

Section 3. Section 553.899, Florida Statutes, is created to read:

553.899 Mandatory structural inspections for condominium and cooperative buildings.—

(1) The Legislature finds that maintaining the structural integrity of a building throughout its service life is of paramount importance in order to ensure that buildings are structurally sound so as to not pose a threat to the public health, safety, or welfare. As such, the Legislature finds that the imposition of a statewide structural inspection program for aging condominium and cooperative buildings in this state is necessary to ensure that such buildings are safe for continued use.

(2) As used in this section, the terms:

(a) “Milestone inspection” means a structural inspection of a building, including an inspection of load-bearing walls and the primary structural members and primary structural systems as those terms are defined in s. 627.706, by a licensed architect or engineer authorized to practice in this state for the purposes of attesting to the life safety and adequacy of the structural components of the building and, to the extent reasonably possible, determining the general structural condition of the building as it affects the safety of such building, including a determination of any necessary maintenance, repair, or replacement of any structural component of the building. The purpose of such inspection is not to determine if the condition of an existing building is in compliance with the Florida Building Code or the firesafety code.

(b) “Substantial structural deterioration” means substantial structural distress that negatively affects a building’s general structural condition and integrity. The term does not include surface imperfections such as cracks, distortion, sagging, deflections, misalignment, signs of leakage, or peeling of finishes unless the licensed engineer or architect performing the phase one or phase two inspection determines that such surface imperfections are a sign of substantial structural deterioration.

(3) A condominium association under chapter 718 and a cooperative association under chapter 719 must have a milestone inspection performed for each building that is three stories or more in height by December 31 of the year in which the building reaches 30 years of age, based on the date the certificate of occupancy for the building was issued, and every 10 years thereafter. If the building is located within 3 miles of a coastline as defined in s. 376.031, the condominium association or cooperative association must have a milestone inspection performed by December 31 of the year in which the building reaches 25 years of age, based on the date the certificate of occupancy for the building was issued, and every 10 years thereafter. The condominium association or cooperative association must arrange for the milestone inspection to be performed and is responsible for ensuring compliance with the requirements of this section. The condominium association or cooperative association is responsible for all costs associated

with the inspection. This subsection does not apply to a single-family, two-family, or three-family dwelling with three or fewer habitable stories above ground.

(4) If a milestone inspection is required under this section and the building's certificate of occupancy was issued on or before July 1, 1992, the building's initial milestone inspection must be performed before December 31, 2024. If the date of issuance for the certificate of occupancy is not available, the date of issuance of the building's certificate of occupancy shall be the date of occupancy evidenced in any record of the local building official.

(5) Upon determining that a building must have a milestone inspection, the local enforcement agency must provide written notice of such required inspection to the condominium association or cooperative association by certified mail, return receipt requested.

(6) Within 180 days after receiving the written notice under subsection (5), the condominium association or cooperative association must complete phase one of the milestone inspection. For purposes of this section, completion of phase one of the milestone inspection means the licensed engineer or architect who performed the phase one inspection submitted the inspection report by e-mail, United States Postal Service, or commercial delivery service to the local enforcement agency.

(7) A milestone inspection consists of two phases:

(a) For phase one of the milestone inspection, a licensed architect or engineer authorized to practice in this state shall perform a visual examination of habitable and nonhabitable areas of a building, including the major structural components of a building, and provide a qualitative assessment of the structural conditions of the building. If the architect or engineer finds no signs of substantial structural deterioration to any building components under visual examination, phase two of the inspection, as provided in paragraph (b), is not required. An architect or engineer who completes a phase one milestone inspection shall prepare and submit an inspection report pursuant to subsection (8).

(b) A phase two of the milestone inspection must be performed if any substantial structural deterioration is identified during phase one. A phase two inspection may involve destructive or nondestructive testing at the inspector's direction. The inspection may be as extensive or as limited as necessary to fully assess areas of structural distress in order to confirm that the building is structurally sound and safe for its intended use and to recommend a program for fully assessing and repairing distressed and damaged portions of the building. When determining testing locations, the inspector must give preference to locations that are the least disruptive and most easily repairable while still being representative of the structure. An inspector who completes a phase two milestone inspection shall prepare and submit an inspection report pursuant to subsection (8).

(8) Upon completion of a phase one or phase two milestone inspection, the architect or engineer who performed the inspection must submit a sealed copy of the inspection report with a separate summary of, at minimum, the material findings and recommendations in the inspection report to the condominium association or cooperative association, and to the building official of the local government which has jurisdiction. The inspection report must, at a minimum, meet all of the following criteria:

(a) Bear the seal and signature, or the electronic signature, of the licensed engineer or architect who performed the inspection.

(b) Indicate the manner and type of inspection forming the basis for the inspection report.

(c) Identify any substantial structural deterioration, within a reasonable professional probability based on the scope of the inspection, describe the extent of such deterioration, and identify any recommended repairs for such deterioration.

(d) State whether unsafe or dangerous conditions, as those terms are defined in the Florida Building Code, were observed.

(e) Recommend any remedial or preventive repair for any items that are damaged but are not substantial structural deterioration.

(f) Identify and describe any items requiring further inspection.

(9) The association must distribute a copy of the inspector-prepared summary of the inspection report to each condominium unit owner or cooperative unit owner, regardless of the findings or recommendations in the report, by United States mail or personal delivery and by electronic transmission to unit owners who previously consented to received notice by electronic transmission; must post a copy of the inspector-prepared summary in a conspicuous place on the condominium or cooperative property; and must publish the full report and inspector-prepared summary on the association's website, if the association is required to have a website.

(10) A local enforcement agency may prescribe timelines and penalties with respect to compliance with this section.

(11) A board of county commissioners may adopt an ordinance requiring that a condominium or cooperative association schedule or commence repairs for substantial structural deterioration within a specified timeframe after the local enforcement agency receives a phase two inspection report; however, such repairs must be commenced within 365 days after receiving such report. If an association fails to submit proof to the local enforcement agency that repairs have been scheduled or have commenced for substantial structural deterioration identified in a phase two inspection report within the required timeframe, the local enforcement agency must review and determine if the building is unsafe for human occupancy.

(12) The Florida Building Commission shall review the milestone inspection requirements under this section and make recommendations, if any, to the Legislature to ensure inspections are sufficient to determine the structural integrity of a building. The commission must provide a written report of any recommendations to the Governor, the President of the Senate, and the Speaker of the House of Representatives by December 31, 2022.

(13) The Florida Building Commission shall consult with the State Fire Marshal to provide recommendations to the Legislature for the adoption of comprehensive structural and life safety standards for maintaining and inspecting all types of buildings and structures in this state that are three stories or more in height. The commission shall provide a written report of its recommendations to the Governor, the President of the Senate, and the Speaker of the House of Representatives by December 31, 2023.

Section 4. Subsections (25) through (30) of section 718.103, Florida Statutes, are renumbered as subsections (26) through (31), respectively, and a new subsection (25) is added to that section, to read:

718.103 Definitions.—As used in this chapter, the term:

(25) “Structural integrity reserve study” means a study of the reserve funds required for future major repairs and replacement of the common areas based on a visual inspection of the common areas. A structural integrity reserve study may be performed by any person qualified to perform such study. However, the visual inspection portion of the structural integrity reserve study must be performed by an engineer licensed under chapter 471 or an architect licensed under chapter 481. At a minimum, a structural integrity reserve study must identify the common areas being visually inspected, state the estimated remaining useful life and the estimated replacement cost or deferred maintenance expense of the common areas being visually inspected, and provide a recommended annual reserve amount that achieves the estimated replacement cost or deferred maintenance expense of each common area being visually inspected by the end of the estimated remaining useful life of each common area.

Section 5. Paragraph (b) of subsection (7) and paragraphs (a), (c), and (g) of subsection (12) of section 718.111, Florida Statutes, are amended to read:

718.111 The association.—

(7) TITLE TO PROPERTY.—

(b) Subject to s. 718.112(2)(o) ~~the provisions of s. 718.112(2)(m)~~, the association, through its board, has the limited power to convey a portion of the common elements to a condemning authority for the purposes of providing utility easements, right-of-way expansion, or other public purposes, whether negotiated or as a result of eminent domain proceedings.

(12) OFFICIAL RECORDS.—

**SB-154-2-24-2023 REVISED**

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Florida Senate - 2023

CS for SB 15

By the Committee on Regulated Industries; and Senator Bradley

580-02150-23

2023154c

1 A bill to be entitled

2 An act relating to condominium and cooperative

3 associations; amending s. 468.4334, F.S.; revising the

4 circumstances under which community association

5 managers or management firms must comply with a

6 specified provision; amending s. 553.899, F.S.;

7 revising legislative findings; revising the definition

8 of the terms "milestone inspection" and "substantial

9 structural deterioration"; revising who must have

10 milestone inspections performed for buildings;

11 authorizing local enforcement agencies to make certain

12 determinations relating to milestone inspections after

13 a building reaches a specified age; revising costs

14 that condominium and cooperative associations are

15 responsible for; requiring certain parties to obtain

16 milestone inspection reports; authorizing local

17 enforcement agencies to extend deadlines for milestone

18 inspections under certain circumstances; revising

19 requirements relating to written notice of required

20 inspections; requiring architects or engineers

21 performing milestone inspections to submit a specified

22 progress report to a local enforcement agency within a

23 specified timeframe under certain circumstances;

24 specifying that associations must distribute copies of

25 certain inspection reports within a specified

26 timeframe and in a specified manner; authorizing

27 municipal governing bodies to adopt certain ordinances

28 relating to association repairs; requiring the Florida

29 Building Commission to adopt rules by a specified

30 date; providing requirements for such rules;

31 conforming provisions; amending s. 627.351, F.S.;

32 revising the types of policyholders not required to

33 purchase flood insurance as a condition for

34 maintaining certain policies issued by the Citizens

35 Property Insurance Corporation; amending s. 718.103,

36 F.S.; defining the term "alternative funding methr

37 revising the definition of the term "structural

38 integrity reserve study"; amending s. 718.111, F.

News	Tracking	Budget
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Account & Alerts

42 waiving reserve requirements or providing less  
43 reserves than required by law; revising requirements  
44 relating to using reserve funds or interest accrued on  
45 reserve funds for certain purposes; revising  
46 requirements for structural integrity reserve studies;  
47 providing applicability; conforming provisions to  
48 changes made by the act; amending s. 718.1255, F.S.;  
49 revising the definition of the term "dispute";  
50 specifying that certain disputes are not subject to  
51 nonbinding arbitration and must be submitted to  
52 presuit mediation; amending s. 718.113, F.S.; revising  
53 requirements relating to maintenance, repair, and  
54 replacement of common elements and condominium  
55 property; amending s. 718.503, F.S.; revising the  
56 documents developers are required to provide to  
57 prospective buyers or lessees; requiring specified  
58 disclosures relating to milestone inspections and  
59 structural integrity reserve studies for certain  
60 contracts entered into after a specified date;  
61 amending s. 719.103, F.S.; revising the definition of  
62 the term "structural integrity reserve study";  
63 amending s. 719.104, F.S.; revising rights relating to  
64 the official records of a cooperative association;  
65 providing maintenance requirements for cooperative  
66 associations; amending s. 719.106, F.S.; revising  
67 cooperative association reserve account requirements;  
68 revising requirements relating to waiving reserve  
69 requirements or providing less reserves than required  
70 by law; revising a prohibition on using reserve funds  
71 or interest accrued on reserve funds for certain  
72 purposes; revising requirements for structural  
73 integrity reserve studies; providing applicability;  
74 conforming provisions to changes made by the act;  
75 amending s. 719.503, F.S.; revising the types of  
76 documents developers are required to provide to  
77 prospective buyers and lessees; requiring specified  
78 disclosures relating to milestone inspections and  
79 structural integrity reserve studies for certain  
80 contracts entered into after a specified date;  
81 amending ss. 558.002, 718.116, and 720.3085, F.S.;  
82 conforming cross-references; reenacting s. 719.1255,  
83 F.S., relating to alternative resolution of disputes,  
84 to incorporate amendments made to s. 718.1255, F.S.,  
85 in a reference thereto; reenacting ss. 718.501(1)(f)  
86 and 719.501(1)(f), F.S., relating to the rulemaking  
87 authority of the Division of Florida Condominiums,  
88 Timeshares, and Mobile Homes of the Department of  
89 Business and Professional Regulation; providing  
90 effective dates.

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

93  
94 Section 1. Paragraph (b) of subsection (1) of section  
95 468.4334, Florida Statutes, is amended to read:  
96 468.4334 Professional practice standards; liability  
97 (1)

^TOP



News	Tracking	Budget
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101 ~~that~~ is subject to s. 553.899, the community association manager  
 102 or the community association management firm must comply with  
 103 that section as directed by the board.

104 Section 2. Subsections (1) through (6), paragraph (b) of  
 105 subsection (7), and subsections (8), (9), (11), and (12) of  
 106 section 553.899, Florida Statutes, are amended to read:

107 553.899 Mandatory structural inspections for condominium  
 108 and cooperative buildings.

109 (1) The Legislature finds that maintaining the structural  
 110 integrity of a building throughout the life of the building its  
 111 ~~service-life~~ is of paramount importance in order to ensure that  
 112 buildings are structurally sound so as to not pose a threat to  
 113 the public health, safety, or welfare. As such, the Legislature  
 114 finds that the imposition of a statewide structural inspection  
 115 program for aging condominium and cooperative buildings in this  
 116 state is necessary to ensure that such buildings are safe for  
 117 continued use.

118 (2) As used in this section, the terms:

119 (a) "Milestone inspection" means a structural inspection  
 120 a building, including an inspection of load-bearing elements  
 121 ~~walls~~ and the primary structural members and primary structural  
 122 systems as those terms are defined in s. 627.706, by an a  
 123 ~~licensed~~ architect licensed under chapter 481 or engineer  
 124 licensed under chapter 471 authorized to practice in this state  
 125 for the purposes of attesting to the life safety and adequacy of  
 126 the structural components of the building and, to the extent  
 127 reasonably possible, determining the general structural  
 128 condition of the building as it affects the safety of such  
 129 building, including a determination of any necessary  
 130 maintenance, repair, or replacement of any structural component  
 131 of the building. The purpose of such inspection is not to  
 132 determine if the condition of an existing building is in  
 133 compliance with the Florida Building Code or the firesafety  
 134 code. The milestone inspection services may be provided by a  
 135 team of professionals with an architect or engineer acting as a  
 136 registered design professional in responsible charge with all  
 137 work and reports signed and sealed by the appropriate qualified  
 138 team member.

139 (b) "Substantial structural deterioration" means  
 140 substantial structural distress or substantial structural  
 141 weakness that negatively affects a building's general structural  
 142 condition and integrity. The term does not include surface  
 143 imperfections such as cracks, distortion, sagging, deflections,  
 144 misalignment, signs of leakage, or peeling of finishes unless  
 145 the licensed engineer or architect performing the phase one or  
 146 phase two inspection determines that such surface imperfections  
 147 are a sign of substantial structural deterioration.

148 (3) An owner or owners of a building that is three stories  
 149 or more in height that is subject, in whole or in part, to the  
 150 condominium or cooperative form of ownership as a residential  
 151 ~~condominium association~~ under chapter 718 or and a residential  
 152 ~~cooperative association~~ under chapter 719 must have a milestone  
 153 inspection performed ~~for each building that is three stories or~~  
 154 ~~more in height~~ by December 31 of the year in which the building  
 155 reaches 30 years of age, based on the date the certificate of  
 156 occupancy for the building was issued, and every 10 years

News	Tracking	Budget
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160 ~~If the building is located within 3 miles of a coastline as~~  
 161 ~~defined in s. 376.031, the condominium association or~~  
 162 ~~cooperative association must have~~ a milestone inspection must be  
 163 performed by December 31 of the year in which the building  
 164 reaches 25 years of age, based on the date the certificate of  
 165 occupancy for the building was issued, and every 10 years  
 166 thereafter. The milestone inspection report must be arranged by  
 167 a condominium or cooperative association and any owner of any  
 168 portion of the building which is not subject to the condominium  
 169 or cooperative form of ownership. The owner or owners of the  
 170 building, including the condominium association or cooperative  
 171 association, are each ~~must arrange for the milestone inspection~~  
 172 ~~to be performed and is~~ responsible for ensuring compliance with  
 173 the requirements of this section. The condominium association or  
 174 cooperative association is responsible for all costs associated  
 175 with the milestone inspection attributable to the portions of a  
 176 building which the association is responsible to maintain under  
 177 the governing documents of the association. This subsection does  
 178 not apply to a single-family, two-family, or three-family  
 179 dwelling with three or fewer habitable stories above ground.

180 (4) If a milestone inspection is required under this  
 181 section and the building's certificate of occupancy was issued  
 182 on or before July 1, 1992, the building's initial milestone  
 183 inspection must be performed before December 31, 2024. The local  
 184 enforcement agency may extend the deadline for a building's  
 185 initial milestone inspection upon a showing of good cause by the  
 186 owner or owners of the building that the inspection cannot be  
 187 timely completed if the owner or owners have entered into a  
 188 contract with an architect or engineer to perform the milestone  
 189 inspection and the inspection cannot reasonably be completed  
 190 before the deadline or other circumstance to justify an  
 191 extension. If the date of issuance for the certificate of  
 192 occupancy is not available, the date of issuance of the  
 193 building's certificate of occupancy shall be the date of  
 194 occupancy evidenced in any record of the local building  
 195 official.

196 (5) Upon determining that a building must have a milestone  
 197 inspection, the local enforcement agency must provide written  
 198 notice of such required inspection to the condominium  
 199 association or cooperative association and to any other owner of  
 200 the building by certified mail, return receipt requested.

201 (6) Phase one of the milestone inspection must be complete  
 202 within 180 days after the owner or owners of the building  
 203 receive ~~receiving~~ the written notice under subsection (5), ~~the~~  
 204 ~~condominium association or cooperative association must complete~~  
 205 ~~phase one of the milestone inspection.~~ For purposes of this  
 206 section, completion of phase one of the milestone inspection  
 207 means the licensed engineer or architect who performed the phase  
 208 one inspection submitted the inspection report by e-mail, United  
 209 States Postal Service, or commercial delivery service to the  
 210 local enforcement agency.

211 (7) A milestone inspection consists of two phases:  
 212 (b) A phase two of the milestone inspection must be  
 213 performed if any substantial structural deterioration is  
 214 identified during phase one. A phase two inspection may  
 215 destructive or nondestructive testing at the inspector's

News

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Budget

Account &amp; Alerts

219 its intended use and to recommend a program for fully assessing  
 220 and repairing distressed and damaged portions of the building.  
 221 When determining testing locations, the inspector must give  
 222 preference to locations that are the least disruptive and most  
 223 easily repairable while still being representative of the  
 224 structure. If a phase two inspection is required, within 180  
 225 days after submitting a phase one inspection report the  
 226 architect or engineer performing the phase two inspection must  
 227 submit a phase two progress report to the local enforcement  
 228 agency with a timeline for completion of the phase two  
 229 inspection. An inspector who completes a phase two milestone  
 230 inspection shall prepare and submit an inspection report  
 231 pursuant to subsection (8).

232 (8) Upon completion of a phase one or phase two milestone  
 233 inspection, the architect or engineer who performed the  
 234 inspection must submit a sealed copy of the inspection report  
 235 with a separate summary of, at minimum, the material findings  
 236 and recommendations in the inspection report to the condominium  
 237 association or cooperative association, to any other owner of  
 238 the building, and to the building official of the local  
 239 government which has jurisdiction. The inspection report must,  
 240 at a minimum, meet all of the following criteria:

241 (a) Bear the seal and signature, or the electronic  
 242 signature, of the licensed engineer or architect who performed  
 243 the inspection.

244 (b) Indicate the manner and type of inspection forming the  
 245 basis for the inspection report.

246 (c) Identify any substantial structural deterioration,  
 247 within a reasonable professional probability based on the scope  
 248 of the inspection, describe the extent of such deterioration,  
 249 and identify any recommended repairs for such deterioration.

250 (d) State whether unsafe or dangerous conditions, as those  
 251 terms are defined in the Florida Building Code, were observed.

252 (e) Recommend any remedial or preventive repair for any  
 253 items that are damaged but are not substantial structural  
 254 deterioration.

255 (f) Identify and describe any items requiring further  
 256 inspection.

257 (9) Within 30 days after receiving the applicable  
 258 inspection report, the condominium or cooperative association  
 259 must distribute a copy of the inspector-prepared summary of the  
 260 inspection report to each condominium unit owner or cooperative  
 261 unit owner, regardless of the findings or recommendations in the  
 262 report, by United States mail or personal delivery at the  
 263 mailing address, property address, or any other address of the  
 264 owner provided to fulfill the association's notice requirements  
 265 under chapter 718 or chapter 719, as applicable, and by  
 266 electronic transmission to the e-mail address or facsimile  
 267 number provided to fulfill the association's notice requirements  
 268 to unit owners who previously consented to receive notice by  
 269 electronic transmission; must post a copy of the inspector  
 270 prepared summary in a conspicuous place on the condominium or  
 271 cooperative property; and must publish the full report and  
 272 inspector-prepared summary on the association's website. The  
 273 association is required to have a website.

274 (11) A board of county commissioners or municipal \_\_\_\_\_ n:

News	Tracking	Budget
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278 structural deterioration within a specified timeframe after the  
 279 local enforcement agency receives a phase two inspection report  
 280 however, such repairs must be commenced within 365 days after  
 281 receiving such report. If an owner of the building association  
 282 fails to submit proof to the local enforcement agency that  
 283 repairs have been scheduled or have commenced for substantial  
 284 structural deterioration identified in a phase two inspection  
 285 report within the required timeframe, the local enforcement  
 286 agency must review and determine if the building is unsafe for  
 287 human occupancy.

288 (12) By December 31, 2024, the Florida Building Commission  
 289 shall adopt rules pursuant to ss. 120.536(1) and 120.54 to  
 290 establish a building safety program for the implementation of  
 291 this section within the Florida Building Code: Existing  
 292 Building. The building inspection program must, at minimum,  
 293 include inspection criteria, testing protocols, standardized  
 294 inspection and reporting forms that are adaptable to an  
 295 electronic format, and record maintenance requirements for the  
 296 local authority. ~~review the milestone inspection requirements~~  
 297 ~~under this section and make recommendations, if any, to the~~  
 298 ~~Legislature to ensure inspections are sufficient to determine~~  
 299 ~~the structural integrity of a building. The commission must~~  
 300 ~~provide a written report of any recommendations to the Governor~~  
 301 ~~the President of the Senate, and the Speaker of the House of~~  
 302 ~~Representatives by December 31, 2022.~~

303 Section 3. Paragraph (aa) of subsection (6) of section  
 304 627.351, Florida Statutes, is amended to read:

305 627.351 Insurance risk apportionment plans.  
 306 (6) CITIZENS PROPERTY INSURANCE CORPORATION.

307 (aa) Except as otherwise provided in this paragraph, the  
 308 corporation shall require the securing and maintaining of flood  
 309 insurance as a condition of coverage of a personal lines  
 310 residential risk. The insured or applicant must execute a form  
 311 approved by the office affirming that flood insurance is not  
 312 provided by the corporation and that if flood insurance is not  
 313 secured by the applicant or insured from an insurer other than  
 314 the corporation and in addition to coverage by the corporation,  
 315 the risk will not be eligible for coverage by the corporation.  
 316 The corporation may deny coverage of a personal lines  
 317 residential risk to an applicant or insured who refuses to  
 318 secure and maintain flood insurance. The requirement to purchase  
 319 flood insurance shall be implemented as follows:

- 320 1. Except as provided in subparagraphs 2. and 3., all  
 321 personal lines residential policyholders must have flood  
 322 coverage in place for policies effective on or after:
- 323 a. January 1, 2024, for property valued at \$600,000 or  
 324 more.
- 325 b. January 1, 2025, for property valued at \$500,000 or  
 326 more.
- 327 c. January 1, 2026, for property valued at \$400,000 or  
 328 more.
- 329 d. January 1, 2027, for all other personal lines  
 330 residential property insured by the corporation.

331 2. All personal lines residential policyholders  
 332 property insured by the corporation is located within a  
 333 special flood hazard area defined by the Federal Emergency

**From:** [james.brady@bradyinfrared.com](mailto:james.brady@bradyinfrared.com)  
**To:** [Castronovo, Kenneth](#)  
**Cc:** [adam.calabrese@bradyinfrared.com](mailto:adam.calabrese@bradyinfrared.com)  
**Subject:** RE: IR Requirements for Building recertifications  
**Date:** Wednesday, March 1, 2023 4:43:44 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)

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Hi Kenneth,

Thanks again for inviting me to present at the last committee meeting. I was not too encouraging to see that the committee was not really behind requiring infrared inspections. Being a service provider, I understand that asking people to spend money unnecessarily is not ethical, however, I stand behind the benefits of infrared electrical surveys on any building, especially buildings that have had minimum maintenance of their electrical systems and house full-time elderly occupants. As you know, there was an electrical fire in Hallandale just last years that required evacuation, and if you look at historical data, there have been more electrical fires that building collapses. Also, I have had several requests in recent years in response to insurance companies requiring an infrared electrical survey, before policies are renewed. So, I am confident that the infrared electrical survey will eventually make there way into best practice for building inspections, especially older buildings. With that said, here are suggestions on modifying the Miami-Dade IR inspections, if the committee still has interest.

- Increase building main ratings from 400Amps to 800Amp or 1000amp or 1200 Amps – I don't think I would go much beyond 1200Amps.
- Do away with inspecting every junction box – the only ones I would recommend would be splice boxes and line gutters found in most main electric and meter rooms
- Do away with timers and small electrical equipment
- What you want to include is
  - Main Service Switches / Breakers
  - Distribution Panels
  - Power and Lighting Panels
  - Dry-type transformers
  - Meter Room Main Breakers and Breakers to residential panels
  - Line Gutters
  - Disconnects
- I would eliminate Residential Panels – unless the engineer would like to conduct a sampling of units (10-15%)
- I would require baseline Infrared and Visual Images be taken of all equipment inspected
- I would suggest that equipment / breakers that are not under load be documented by stating not inspected – no load. That way the reviewing engineer will be aware of load conditions.
- A Level-II certificate of the inspector (not the company owner) showing an issue date at least 1 year prior to the inspection date – if Broward County is thinking of starting their IR

program in July 2023 the Level-II certificate should have an issue date of older than July 2022 and follow for each year thereafter (2024 – issue date 2023, etc.) so whoever is inspecting would hold a Level-II certificate for at least a year prior to conducting an inspection.

### Regarding What Buyers of Infrared Services Should Consider

- Ask for Level-II certification that is at least 1 year issue date
- Ask for 3 years of documented experience of IR scanning from employer
- Ask to review final report to evaluate the completeness and professional presentation
- Ask for referral of other buildings / re-certification projects they have completed

I think that should cover your bases. I understand that this is a big endeavor that Broward County is considering, but through years of conducting these surveys I know they are truly high value and will find problems in electrical system that visual inspections by an engineer or electrician cannot find.

Please let me know if you need further assistance or participation moving forward.

Thank you;

### James Brady

President | Level III Thermographer

**Brady Infrared Inspections, Inc.**

---

Mobile (772) 215-1614 | Office (772) 288-9884

[james.brady@bradyinfrared.com](mailto:james.brady@bradyinfrared.com)

[bradyinfrared.com](http://bradyinfrared.com)



---

**From:** Castronovo, Kenneth <KCASTRONOVO@broward.org>

**Sent:** Monday, January 23, 2023 5:20 PM

**To:** james.brady@bradyinfrared.com

**Subject:** Re: IR Requirements for Building recertifications

Hi James

Thanks for the email.



I will be in touch!

Sincerely,

Kenneth Castronovo  
Chief Electrical Code Compliance Officer  
Broward County Board of Rules and Appeals  
954-765-4500 ex. 9888

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**From:** [james.brady@bradyinfrared.com](mailto:james.brady@bradyinfrared.com) <[james.brady@bradyinfrared.com](mailto:james.brady@bradyinfrared.com)>  
**Sent:** Monday, January 23, 2023 3:51 PM  
**To:** Castronovo, Kenneth <[KCASTRONOVO@broward.org](mailto:KCASTRONOVO@broward.org)>  
**Cc:** [adam.calabrese@bradyinfrared.com](mailto:adam.calabrese@bradyinfrared.com) <[adam.calabrese@bradyinfrared.com](mailto:adam.calabrese@bradyinfrared.com)>  
**Subject:** IR Requirements for Building recertifications

Hi Ken,  
We spoke end of October last year regarding possible inclusion of IR scans of electrical equipment for Broward Counties Building recertification program.

Has there been any movement on this – would you like to continue discussions to see if I can assist.

Thank you;

## James Brady

President | Level III Thermographer

**Brady Infrared Inspections, Inc.**

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Mobile (772) 215-1614 | Office (772) 288-9884  
[james.brady@bradyinfrared.com](mailto:james.brady@bradyinfrared.com)  
[bradyinfrared.com](http://bradyinfrared.com)



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**From:** [Fred Nesbitt](#)  
**To:** [Castronovo, Kenneth](#)  
**Subject:** Comments on Electrical Code  
**Date:** Friday, March 3, 2023 9:36:54 AM  
**Attachments:** [US Fire Admin.pdf](#)

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Ken - below are my comments on the electrical code. Sorry to be late getting these to you, but I have 3 days of down computer/internet. Also attached is a report from the US Fire Administration on the causes of fires.

Fred

The US Fire Administration does not collect data on high-rise fires and their causes. They do have data on residential fires that show most fires are caused by cooking. Electrical fires are a very low percentage – and the specifics of the fires are not detailed.

In a conversation with Fort Lauderdale Fire Marshal Jeff Lucas, he stated that, “Most of the fires we see are human error cooking fires. Overloaded gang plugs cause problems as well when too many amps are pushed through the cheaper plugs. In some cases, larger breakers also are installed causing wires to overheat and start fires. The electrical code is really getting on top of it, new construction systems have lots of technology involved to eliminate or lower the instances of fires caused by electricity.”

Based on my 22 years of experience on the Galt Mile – the conclusions from Jeff are accurate. Fires and especially fire alarms occur when individuals are cooking, smoke comes from a cooking (burning) and then the occupants open the apartment door to let the smoke out – setting off the building's general alarm, which notifies the fire department.

Given our discussion of Thermography Inspections, the costs and benefits, I do not support adding this to the building code. I believe that any electrical engineer and inspector always has this at their disposal if they feel it is needed and beneficial. We should not include this as a recommendation of something they may utilize during a safety inspection, as it will become the norm to protect themselves. A certified electrical inspector will know of this technology, know the benefits and costs, and make an educated evaluation as to whether or not it is needed in the safety inspection.

Given the age of many of the buildings, it might be good to have an education program to make them aware of the dangers of overloaded outlets and cheap plug, along with simply adding breakers with the current wiring. Buildings could certainly cover these provisions in their Rules and Regulations relating to renovations and electrical contractors coming to do work in the building.

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Fred Nesbitt  
954-881-2842  
[fnesbitt911@gmail.com](mailto:fnesbitt911@gmail.com)