

**40 YEAR AND OLDER BUILDING SAFETY INSPECTION PROGRAM**  
**PROGRAM SUMMARY**

The 40 year and older Building Safety Inspection Program was created in 2005 and has become effective throughout Broward County in January 2006. Modeled after Miami-Dade County's program, which is now more than 30 years old, Broward's program calls for structural and electrical safety inspections for buildings 40 years old or older and every ten years thereafter. One and two family dwellings, U.S Government, State of Florida buildings, schools under the jurisdiction of the B.C. School Board, and buildings built on Indian Reservations are exempt from this program. Miami-Dade County's effort exempts other buildings under 2,000 square feet while the Broward program excludes all buildings under 3,500 square feet. Both Counties have had instances of structural building failures. By instituting this program we are minimalizing the possibilities of future building failure and will be better prepared for hurricane winds.

The program for 2006 is part of a six year phase-in to help reduce and manage the work load of buildings to be inspected. This year only buildings 11,000 square feet or more and dating from 1924 to 1965, are to be reviewed. In 2007 buildings 7,000 square feet and larger will be included. Enclosed are checklists and guidelines for buildings to be inspected for structural integrity and electrical safety. State licensed architects and engineers will be hired by private building owners to do the safety inspection. The local government has the authority to establish a fee to review the Safety Inspection Reports. The Building Department will review the reports submitted to verify if the inspecting agency has deemed the structural and electrical systems as safe. If any deficiency is noted, the building department shall follow the guidelines of Policy #05-05 (copy attached).

Each June a list of buildings meeting the program requirements are provided to Building Officials from a data base that the Board of Rules and Appeals obtains from the County Property Appraiser's Office. The program is then administered by City Building Department or the County Building Department and a notification letter is sent.

The owner of a building or structure shall then furnish within 90 days the required Safety Inspection forms to the Building Official prepared by an engineer or architect. In the event that repairs are necessary, the owner has 180 days from the date of the building inspection report for the modifications to be completed in conformance with the Florida Building Code.

In 2006, 1,078 property folio numbers are listed for inspection, but since a number of units and individual property owners may be in a single building, the number of structures to be inspected County-wide is significantly less than the 1,078. We anticipate less than 1,000 structures annually in Broward County will fall under the program guidelines during each of the next 8 years.

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