Broward County
Board of
Rules and Appeals

40 Year (and Older)
Building Safety
Inspection
Program

“Stronger codes mean safer buildings.”
40 Year (and Older) Building Safety Inspection Program: Yearly Schedule

The property inspection must be completed by a licensed professional engineer or a registered architect.

Building officials notify property owners whose buildings are subject to the 40 Year (and Older) Building Safety Inspection Program for the specified calendar year.

- **June** - The Board of Rules and Appeals obtains building data from the Broward County Property Appraiser’s Office and forwards it to each municipality in Broward County.
- **June-August** - Building officials notify property owners whose buildings are subject to the 40 Year (and Older) Building Safety Inspection Program for the specified calendar year.
- **No later than September-November** - 90-day period when property owners return the Florida design professional’s report to the city’s building department where the building is located.
- **No later than December-May** - 180-day period property owners have to complete the necessary electrical and structural repairs.

As a public service, the Board of Rules and Appeals offers the list of buildings that are due for the 40 Year (and Older) Safety Inspection Program, free of charge (subject to conditions) to companies that offer inspection services.
The 40 Year (and Older) Building Safety Inspection Program was created in 2005. The program became effective throughout Broward County in January 2006. Broward County’s 40 (and Older) Year Building Safety Inspection Program requires structural and electrical safety inspections for buildings 40 years old (or older) and every ten years thereafter.

By having such a program in effect, the possibilities of future building failure are minimized and structures will be better prepared for hurricane force winds.

Accessing Inspection Records

Each municipality is in charge of implementing the program. Once the Board of Rules and Appeals receives the building list from the Property Appraiser’s Office, the agency distributes the list to the city or county building departments in Broward County.

The building department of the city or county where the property is located has access to the results of the inspection reports and are accessible to answer questions.

Should you have any recommended modifications to the county-wide 40 Year (and Older) Building Safety Inspection Program, contact the Board of Rules and Appeals for questions and/or suggestions.

Visit broward.org/CodeAppeals to find your building official contacts
Minimum Inspection Guidelines For Building Safety Inspection:

**Structural**

- Masonry Walls
  - Cracks
  - Spalling
  - Rebar Corrosion
- Floor & Roof Systems
  - Roof
  - Floor System(s)
- Steel Framing Systems
- Concrete Framing Systems
- Windows
- Wood Framing
- Exterior Finishes
- Elevated Decks

**Electrical**

- Electrical Service
- Meter and Electrical Rooms
- Switchboards, Meter & Motor Control Centers
- Grounding Conduits & Raceways
- Auxiliary Gutters, Wireways & Busways
- Electrical Panels
- Disconnects
- Branch Circuits
- Conduit & Raceways
- Low Voltage Wiring Methods
- Building Illumination
- Fire Alarm System
- Smoke Detectors
- Generator
- Site Wiring
- Swimming Pool & Spa Wiring
- Wiring to Mechanical Equipment

If you receive an notification to have a 40 Year (and Older) Building Safety Inspection please check with your city/county building department first to verify the notification’s legitimacy.
Program Exemptions

• Buildings less than 3,500 square feet
• Single family homes and duplexes
• United States government buildings
• State of Florida government buildings
• Schools under the jurisdiction of the Broward County School Board
• Buildings built on Indian Reservations

For more information on the 40 Year (and Older) Building Safety Inspection Program visit our website: broward.org/CodeAppeals
You have the right to appeal the city or county building official’s decision if it pertains to the building code. Visit broward.org/CodeAppeals for the appeal application.

For More Information …

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