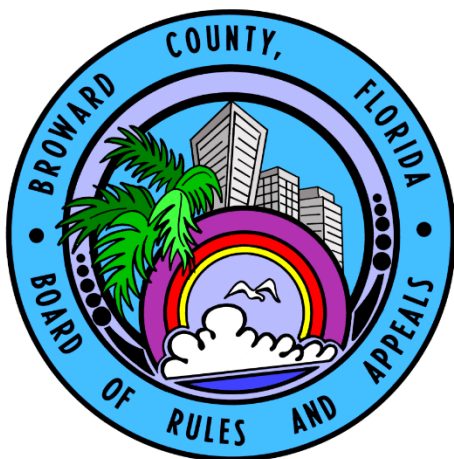
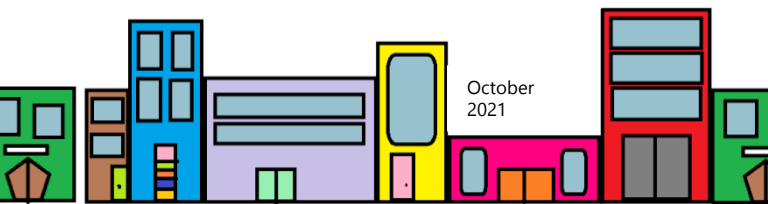


BROWARD COUNTY BOARD OF RULES AND APPEALS



BUILDING SAFETY INSPECTION PROGRAM

“Stronger codes mean safer buildings.”



October
2021

BUILDING SAFETY INSPECTION PROGRAM SUMMARY

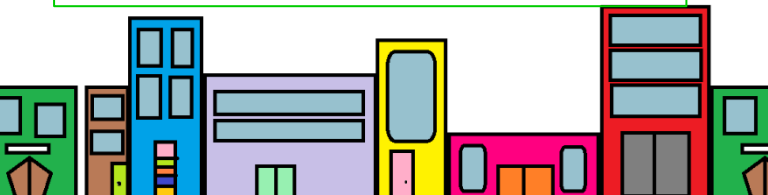
- The Building Safety Inspection Program was created in 2005. The program became effective throughout Broward County in January 2006. Broward County's Building Safety Inspection Program requires structural and electrical safety inspections for buildings 40 years old and every ten years thereafter.
- 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

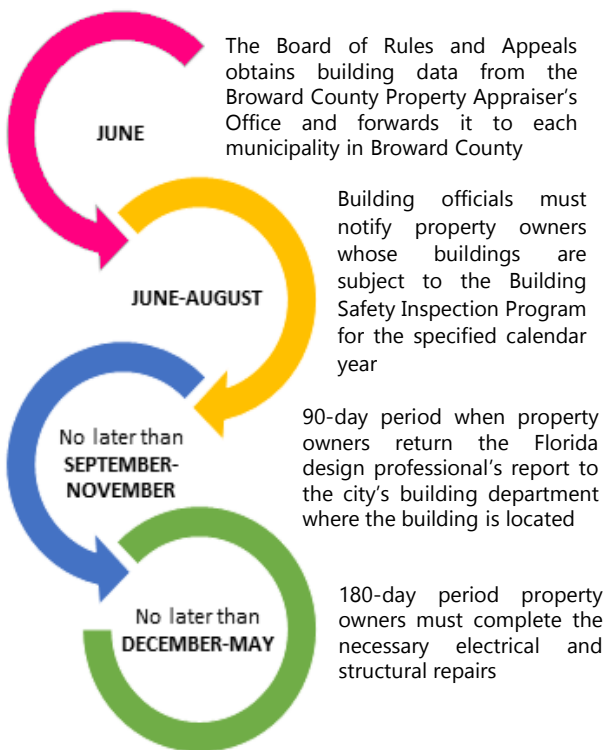
- Each municipality is in charge of implementing the program. Once the Board of Rules and Appeals receives the building list from the Property Appraiser's Office, the agency distributes the list to the city or county building departments in Broward County.
- The building department of the city or county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

The Broward County Board of Rules and Appeals does not recommend or endorse any inspection companies.

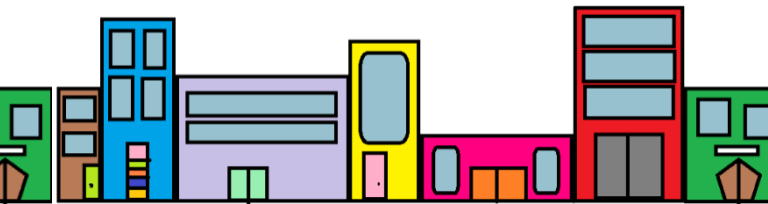


BUILDING SAFETY INSPECTION PROGRAM: YEARLY SCHEDULE



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

As a public service, the Board of Rules and Appeals offers the list of buildings that are due for the Building Safety Inspection Program, free of charge (subject to conditions) to companies that offer inspection services.



If you receive a notification to have a Building Safety Inspection, please check with your city/county building department first to verify the notification's legitimacy.



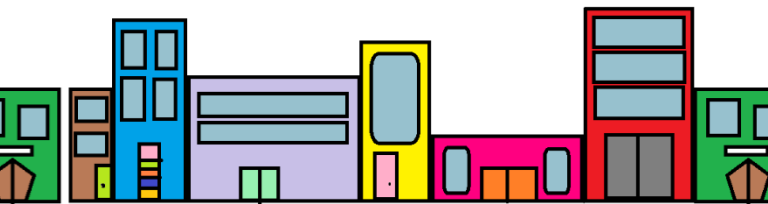
MINIMUM INSPECTION GUIDELINES FOR BUILDING SAFETY INSPECTION: STRUCTURAL

- 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



MINIMUM INSPECTION GUIDELINES FOR BUILDING SAFETY INSPECTION: ELECTRICAL

- Electrical Service
- Meter and Electrical Rooms
- Switchboards, Meter & Motor Control Centers
- Grounding
- Conductors
- 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



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

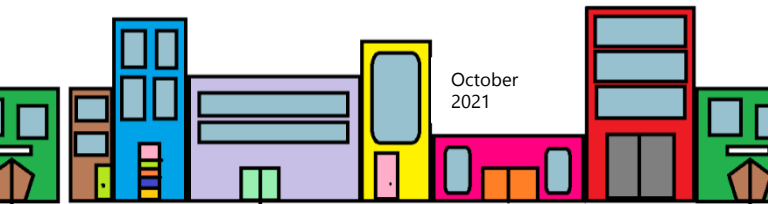


(Above, Right)
A 1996 balcony collapse at
4111 South Ocean Drive
Hollywood, FL

(Below) A 2006 balcony collapse at 4564 El Mar Drive
Lauderdale-by-the-Sea, FL



For more information on the Building Safety
Inspection Program visit our website:
broward.org/CodeAppeals



October
2021

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 ...

ADMINISTRATIVE CONTACTS

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954-765-4500 x9892

Administrative Coordinator

Ruth Boselli

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954-765-4500 x9887

Chief Structural Code Compliance Officer

Michael Guerasio

mguerasio@broward.org

954-765-4500 x9886

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 Broward County Board of Rules and Appeals

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