

Broward County Board of Rules and Appeals Meeting Agenda

April 13, 2023

Time: 7:00 PM

Zoom Meeting Information:

<https://broward-org.zoomgov.com/j/1611237320>

Meeting ID: 161 123 7320

- I. **Call Meeting to Order**
- II. **Roll Call**
- III. **Approval of Agenda**
- IV. **Approval of Minutes** – March 9, 2023, Regular Meeting
- V. **Public Comment (Except public hearing items on this agenda)**
Public comments limited to 3-minutes each.
- VI. **CONSENT AGENDA**

1. **Certifications** – Staff Recommended

TOWN OF DAVIE

Ryanning, Chad, Fire Inspector

CITY OF FORT LAUDERDALE

Delano, David S., Plumbing Inspector – Temporary 120-Day

CITY OF HALLANDALE BEACH

Bostwick, Albert, Jr., Building Official

CITY OF HOLLYWOOD

Clinton, Christopher R., Fire Code Official

TOWN OF LAUDERDALE-BY-THE-SEA

Bias, Jonathan, Fire Inspector

Mangin, Andrew, Fire Inspector

CITY OF MIRAMAR

Martinez, Jonathan I., Structural Inspector – Temporary 120-Day

Perez, Rafael, Fire Plans Examiner

CITY OF PARKLAND

Crisanti, Anthony John, Structural Inspector – Temporary 120-Day

TOWN OF PEMBROKE PARK

Pizzillo, Stephen J., Building Official

Ripoll, Joel, Chief Structural Inspector

CITY OF POMPANO BEACH

Beaudreau, Brandon, Fire Inspector

CITY OF TAMARAC

Palacios, Otoniel, Assistant Building Official

COUNTYWIDE

Castellanos, Leandro A., Structural Plans Examiner

Olsen, Jay, Structural Plans Examiner

Thoner, Robert, Electrical Inspector
Vieira, Pedro P., Electrical Plans Examiner
Zambrana, Kevin, Structural Inspector

VII. REGULAR AGENDA

1. **First reading of revisions to Chapter 1, 2020 Florida Building Code, 7th Edition; Section 104.1.1, Appointment of Building Official, and Section 104.3, Appointment of Chief Electrical, Mechanical, Plumbing, and Structural Inspectors, eliminating the prescriptive requirement of physical presence during regular business hours at building departments and reinstating previously approved code language stating that the Building Officials and Chief Inspectors do not have to be personally present at the government department as long as he or she is available and can perform his or her duties.**
 - a. Staff Report
 - b. Board Questions
 - c. Board Action
2. **First reading of proposed revision to Board Policy #16-01, Reduction of Paperwork for Building Officials and Chief Inspectors seeking to serve in multiple jurisdictions or moving from one jurisdiction to another; changing the deadline from April 1, 2023, to the next recertification for individuals holding certifications issued by BORA for the permanent position of Building Official or Chief Inspector in more than two (2) jurisdictions.**
 - a. Staff Report
 - b. Board Questions
 - c. Board Action
3. **First reading of proposed revisions to Section 110.15, Building Safety Inspection Program, Chapter 1, 2020 Florida Building Code, 7th Edition and Policy #05-05, Building Safety Inspection Program.**
 - a. Staff Report
 - b. Board Questions
 - c. Board Action
4. **Director's Report**
5. **Attorney's Report**
6. **Committee Reports**
7. **General Board Member Discussion**
8. **Adjournment**

If a person desires to appeal any decision with respect to any matter considered at this meeting, such person will need a record of the proceedings and, for this reason, such person may need to ensure that a verbatim record of the proceeding is made, which includes the testimony and evidence upon which the appeal is to be based (FS Sec.286.0105)

Members: If you cannot attend the meeting, please contact Dr. Barbosa at 954-931-2393 between 6:00 P.M. and 7:00 P.M.

March 9, 2023
Board Meeting Minutes

Broward County Board of Rules and Appeals Meeting Minutes

March 9, 2023

Time: 7:00 PM

Zoom Meeting Information:

<https://broward-org.zoomgov.com/j/1601931435>

Meeting ID: 160 193 1435

I. Call Meeting to Order

Vice Chairman Gregg D'Attile called a published virtual meeting of the Broward County Board of Rules and Appeals to order at 7 p.m.

II. Roll Call

Gregg D'Attile, Vice Chairman
Daniel Lavrich
Stephen E Bailey
Ron Burr
Jeff Falkanger
R. Art Kamm
David Rice
Daniel Rourke
Robert Taylor
David Tringo
Dennis Ulmer
Lynn E. Wolfson

III. Approval of Agenda

Ms. Wolfson made a motion, and Mr. Tringo seconded the motion to approve the agenda as posted. The motion was carried out by a unanimous vote of 12-0.

IV. Approval of Minutes – February 9, 2023, Regular Meeting

Mr. Rourke made a motion, and Mr. Bailey seconded the motion to approve the February 9, 2023, minutes as submitted. The motion was carried out by a unanimous vote of 12-0.

V. Public Comment (Except public hearing items on this agenda) - none

Public comments are limited to 3-minutes each.

VI. CONSENT AGENDA

1. Certifications – Staff Recommended

CITY OF LAUDERDALE LAKES

Brino Antonio A., Chief Structural Inspector

CITY OF HOLLYWOOD

Silva, Michael, Electrical Inspector - Provisional

CITY OF NORTH LAUDERDALE

Mohahan, Edward, Fire Inspector
Rodriguez, Javier, Fire Inspector

CITY OF PARKLAND

Nieves, Jose L., Jr., Chief Electrical Inspector

CITY OF TAMARAC

Seals, Marshall, Fire Inspector

CITY OF WESTON

Singh, Michael V., Chief Electrical Inspector

COUNTYWIDE

Alexander, Diko, Structural Inspector
Heino, Todd V., Structural Inspector
Puentes, Carlos, Structural Inspector
Puentes, Carlos, Structural Plans Examiner
Szabo, Marius, Mechanical Plans Examiner

Mr. Tringo made a motion, and Ms. Wolfson seconded the motion to approve the certifications as recommended. The motion was carried out by a unanimous vote of 12-0.

VII. REGULAR AGENDA

1. Second Reading of proposed modification to F-116.3.1 Exception, related to Airport Fixed Based Operations (FBOs) and the fuel storage above ground as recommended by the Fire Code Committee.

a. Staff Report

Mr. Bryan Parks, Chief Fire Code Compliance Officer, explained that this would allow Fort Lauderdale Executive, Pompano, and North Perry airports, in conjunction with the regular permitting process and compliance with NFPA 30 (National Fire Protection Association), to be above the fuel limits.

Public Hearing

Vice Chairman D'Attile opened the floor for a public hearing.

Chief Jeff Lucas, Fire Code Official, City of Fort Lauderdale, explained that existing language is dated and restricted to general aviation and bigger airports. The proposed language is in compliance with the NFPA, which is a national code updated more frequently.

There being no one else wishing to speak, Vice Chairman D'Attile closed the public hearing.

b. Board Questions – none

c. Board Action

Mr. Rourke made a motion, and Mr. Rice seconded the motion to approve the amendment as recommended on the second and final reading. The motion was carried out by a unanimous vote of 12-0.

2. Request to delay the advanced "Courtesy Notices" until further notice in Section 110.15 Building Safety Inspection Program, Chapter 1, 2020 Florida Building Code, 7th Edition, and of Policy #05-05.

a. Staff Report

Dr. Ana Barbosa, Administrative Director, explained this is a request to delay these notices until further notice because beginning June 1st staff has to start sending out two-year in advance, then one year in advance, and then when they are due. The ad hoc committee is in the process of looking at ways to improve and streamline the entire process. It is not cost-effective and preferable to deal with the actual notices only.

b. Board Questions

In response to Vice Chairman D'Attile, Dr. Barbosa indicated the courtesy notices have nothing to do with Florida statutes. The regular notices are still slated to go out on time.

c. Board Action

Mr. Rice made a motion, and Mr. Taylor seconded the motion to approve the delay request. The motion was carried out by a unanimous vote of 12-0.

3. Request of Nebojsa Madic for extension of 90 days to close open permits.

a. Staff Report

Mr. Jack Morell, Chief Structural Code Compliance Officer, requested the item be removed from the agenda as Mr. Madic has presented evidence that he has extricated himself from the remaining permit in his name.

4. Director's Report

Dr. Barbosa elaborated on recent training (fire, plumbing) by staff and indicated it was well attended. Also, an energy-efficient course produced by staff is upcoming.

Dr. Barbosa advised that she will be on vacation from March 23-29 but will be available by phone.

5. Attorney's Report

Mr. Charles Kramer reported on litigation cases, including the Board prevailing on My Amelia concerning virtual inspections.

6. Committee Reports

Building Safety Inspection Program

Mr. Rice noted that notices for those required to have an inspection must be sent out in June. The requirement in Section 110.15.1 specifies buildings or structures that are thirty years of age or older or twenty-five years of age for condominiums and cooperative buildings that are three stories or more in height and within three miles of the coastline. The problem is identifying condominiums from other buildings and defining what is within three miles of the coastline. The ad hoc committee discussed this. One proposal was to change to strictly twenty-five years for any building in Broward County, which would not conflict with the Florida Code, and it would allow the notices to be sent out by June. This code amendment could be considered on the first reading at a special meeting in the next two weeks and then the final reading at the next regular meeting.

Mr. Michael Guerasio, Chief Structural Code Compliance Officer, elaborated upon the difficulties with the three-mile line that staff and Miami-Dade County are experiencing. By removing the three-mile line requirement, everything would be uniform and timely dissemination of the notices would be possible.

Chairman Lavrich urged caution in making any changes because the Board is at the mercy of whatever actions the State takes. There is a work group under the Florida Building Commission's Structural Technical Advisory Committee that is reviewing all of the requirements that were put in place. He suggested that staff communicate with that group and the State before making any changes. Mr. Guerasio pointed out that there is a bill from the Senate with a companion bill currently for a 30-year and leaving it to the discretion of the building official to determine if a building should be inspected sooner than 30 years if it is close to salt water. However, he could not recall the specific term. He agreed there would be changes but did not think it would become more restrictive than 25 years across the board. Chairman Lavrich commented that there is an idea to change it from 30 to 25 years. This change would put more restrictions and cost on the building owner. If the State decides to stay with 30 years and eliminate the three-mile, it could place this Board in a position it may not want to be in. He emphasized that care be taken beforehand.

Mr. Rice pointed out that the Committee recognizes it is a moving target, but it is important to comply with the law. It is certain that once the State makes the final changes, there will be a need also to make changes again.

7. General Board Member Discussion

Mr. Ulmer was concerned about the Board members' attendance at the February open discussion meeting.

8. Adjournment

The meeting adjourned at 7:30 p.m.

If a person desires to appeal any decision concerning any matter considered at this meeting, such person will need a record of the proceedings and, for this reason, such person may need to ensure that a verbatim record of the proceeding is made, which includes the testimony and evidence upon which the appeal is to be based (FS Sec.286.0105)

Members: If you cannot attend the meeting, please contact Dr. Barbosa at 954-931-2393 between 6:00 P.M. and 7:00 P.M.

Consent Agenda

Section 1

Broward County Board of Rules and Appeals

TOWN OF DAVIE

RYANNING, CHAD, FIRE INSPECTOR

CITY OF FORT LAUDERDALE

DELANO, DAVID S., PLUMBING INSPECTOR – TEMPORARY 120-DAY

CITY OF HALLANDALE BEACH

BOSTWICK, ALBERT, JR., BUILDING OFFICIAL

CITY OF HOLLYWOOD

CLINTON, CHRISTOPHER R., FIRE CODE OFFICIAL

TOWN OF LAUDERDALE-BY-THE-SEA

BIAS, JONATHAN, FIRE INSPECTOR

MANGIN, ANDREW, FIRE INSPECTOR

CITY OF MIRAMAR

MARTINEZ, JONATHAN I., STRUCTURAL INSPECTOR – TEMPORARY 120-DAY

PEREZ, RAFAEL, FIRE PLANS EXAMINER

CITY OF PARKLAND

CRISANTI, ANTHONY JOHN, STRUCTURAL INSPECTOR – TEMPORARY 120-DAY

TOWN OF PEMBROKE PARK

PIZZILLO, STEPHEN J., BUILDING OFFICIAL

RIPOLL, JOEL, CHIEF STRUCTURAL INSPECTOR

CITY OF POMPANO BEACH

BEAUDREAU, BRANDON, FIRE INSPECTOR

CITY OF TAMARAC

PALACIOS, OTONIEL, ASSISTANT BUILDING OFFICIAL

COUNTYWIDE

CASTELLANOS, LEANDRO A., STRUCTURAL PLANS EXAMINER

OLSEN, JAY, STRUCTURAL PLANS EXAMINER

THONER, ROBERT, ELECTRICAL INSPECTOR

VIEIRA, PEDRO P., ELECTRICAL PLANS EXAMINER

ZAMBRANA, KEVIN, STRUCTURAL INSPECTOR

Section 2



Broward County Board of Rules and Appeals

1 N. University Drive Suite, 3500B, Plantation, FL 33324

Phone: 954-765-4500 | Fax: 954-765-4504

broward.org/CodeAppeals

TO: Members of the Board of Rules and Appeals

FROM: Chief Mechanical Code Compliance Officer

DATE: April 13, 2023

RE: First reading of proposed revision to Board Policy #16-01, Reduction of Paperwork for Building Officials and Chief Inspectors seeking to serve in multiple jurisdictions or moving from one jurisdiction to another; changing the deadline from April 1, 2023, to the next recertification for individuals holding certifications issued by BORA for the permanent position of Building Official or Chief Inspector in more than two (2) jurisdictions.

Recommendation

Staff recommends that BORA approves by vote the revision to Board Policy #16-01, Reduction of Paperwork for Building Officials and Chief Inspectors seeking to serve in multiple jurisdictions or moving from one jurisdiction to another; changing the deadline from April 1, 2023, to the next recertification for individuals holding certifications issued by BORA for the permanent position of Building Official or Chief Inspector in more than two (2) jurisdictions.

Reasons

On November 17, 2023, BORA approved the creation of an Ad Hoc Committee to review the recent changes to Board Policy #16-01. These changes prescribed, among others, that individuals currently qualifying more than two (2) jurisdictions were required to obtain Board approval to maintain their current status starting April 1, 2023. The Ad Hoc Committee met twice and recommended revisions to the aforementioned sections. See attached draft of the revised Board Policy #16-01.

Additional Information

See attached draft of the revised Board Policy #16-01.

Respectfully Submitted,

A handwritten signature in blue ink that reads "R. Soto".

Rolando Soto

DRAFT

Board Policy #16-01

**Effective 3/10/2016
Revised 4/11/2023**

FROM: ~~James DiPietro~~ Dr. Ana Barbosa, Administrator Director

SUBJ.: Reduction of paperwork for Building Officials and Chief Inspectors seeking to serve in multiple jurisdictions, or moving from one jurisdiction to another, within a biennial certification period.

PROCEDURE:

When a jurisdiction, wishes to hire anyone, currently certified by the Board of Rules and Appeals, in the position of Building Official, Assistant Building Official or Chief Inspector, in another jurisdiction, into that same titled position in their jurisdiction, a letter of intent signed by the Building Official, Chief Executive Officer, Human Resources Director or other duly authorized representative shall be submitted to the Board of Rules and Appeals. (For the position of Building Official, the letter must be signed by the City Manager, the Acting City Manager or the Mayor).

Said letter of intent shall identify the jurisdiction doing the hiring, the name of the appointee, the positions for which they are being hired and the effective date of the hire.

Individuals holding multiple certifications issued by BORA for permanent position of Building Official or Chief Inspector are restricted to qualifying a maximum of two (2) jurisdictions unless specifically approved by the Board. Individuals currently qualifying more than two (2) jurisdictions are not required to obtain Board approval to maintain their current status until ~~April 1, 2023~~ recertification. The City Manager of each jurisdiction shall be notified by BORA staff at any time that a Building Official or Chief Inspector is approved by the Board to serve more than one jurisdiction.

No further paperwork shall be required, unless the existing file is found to be deficient in any way.

Section 3



Broward County Board of Rules and Appeals

1 N. University Drive Suite, 3500B, Plantation, FL 33324
Phone: 954-765-4500 | Fax: 954-765-4504
broward.org/CodeAppeals

TO: Members of the Board of Rules and Appeals

FROM: Chief Electrical Code Compliance Officer

DATE: April 13, 2023

RE: First reading of proposed revisions to Section 110.15, Building Safety Inspection Program, Chapter 1, 2020 Florida Building Code, 7th Edition and Policy #05-05, Building Safety Inspection Program.

Recommendation

The Ad Hoc Building Safety Inspection Program Committee recommends that the Board of Rules and Appeals approve by vote revisions to Policy #05-05 and Section 110.15 "Building Safety Inspection Program" of the FBC 7th Edition (2020) Broward County Administrative Provisions, which incorporated Florida Statute 553.899 into the existing Building Safety Inspection Program.

Reasons

The existing Policy #05-05 was modified and approved at the September 8, 2022, Board of Rules and Appeals meeting. The modifications to Policy #05-05 were a result of Senate Bill 4D, which required a structural building safety inspection program to be implemented throughout the State.

The Ad Hoc committee was convened to resolve conflicts within the electrical guidelines of Policy #05-05. After the first committee meeting, the group determined that additional structural members need to be included in the committee meeting. The committee reviewed and revised the existing policy. Staff recommends that the Board approve these modifications as written.

Respectfully Submitted,

A handwritten signature in blue ink that reads "Kenneth Castronovo".

Kenneth Castronovo

chanical and plumbing inspections. During periods of emergency or disaster as declared by the Governor, inspections performed via electronic or photographic media can be acceptable, on a case by case basis as determined by the Building Official.

110.14.5 Reroofing Inspections. During the emergency or disaster period, as declared by the Governor, the Building Official may at his or her option allow an Architect or an Engineer, or their duly authorized representative to perform required reroofing inspections. The Architect or Engineer shall submit sealed inspection reports to the Building Official. During periods of emergency or disaster as declared by the Governor, inspections performed via electronic or photographic media can be acceptable, on a case by case base as determined by the Building Official.

110.14.6 Damage assessments. When conducting emergency damage assessments, the Building Official shall complete the Broward County Emergency Management Division Unsafe Structures Reporting Form. The reports can be faxed, emailed, or if necessary, telephoned in to the numbers prescribed on the form within forty-eight (48) hours of a building being posted as unsafe and a secondary report shall be submitted when the building is deemed safe, also within forty-eight (48) hours. The reporting form will be approved by both the Emergency Management Division and BORA.

110.14.7 The protocol for Sections 110.14.1 through 110.14.6 applies during a state of emergency or disaster as declared by the Governor of the State of Florida.

110.14.8 Inspections and records of inspections required by Section 110.3 and as set forth in Sections 110.6, 110.9, and 110.14.2 through 110.14.4 can be acceptable, on a case by case base as determined by the Building Official.

110.14.9 Suspension of Certification Requirements. See Section 113.11.7.

110.15 Building Safety Inspection Program.

110.15.1 BORA has established a Building Safety Inspection Program for buildings and structures that are ~~30 25~~ years of age or older, ~~(or 25 years of age or older for condominium or cooperative buildings that are three (3) stories or more in height and are within three (3) miles of the coastline).~~

110.15.2 BORA by written policy has established the guidelines and criteria which shall be the minimum requirements for the Building Safety Inspection Program and are contained in BORA Policy #05-05 which by reference is made part of this Code.

110.15.3 The Building Official shall enforce the Building Safety Inspection Program.

110.15.4 The following are **Exempt** from this program:

1. U.S. Government Buildings
2. State of Florida Buildings
3. Buildings built on Indian Reservations
4. School Buildings under the jurisdiction of the Broward County School Board,
5. One and Two-Family Dwellings
6. Fee Simple Townhouses as defined in the Florida Building Code
7. 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.

110.15.6 Subsequent building safety inspections shall be required at ten (10) year intervals from the required inspection date, regardless of when the inspection report for the building or structure is finalized or filed.

110.15.7 When the Building Safety Inspection Program was first implemented, in order to clear the backlog of buildings, implementation of the program proceeded as follows

1. 40 year or older buildings of eleven thousand (11,000) square feet or more - compliance in calendar year 2006.
2. 40 year or older buildings seven thousand (7,000) square feet or more - compliance no later than calendar year 2007.
3. 40 year or older building five thousand five hundred (5,500) square feet or more - compliance no later than calendar year 2008.
4. 40 year or older buildings four thousand six hundred fifty (4,650) square feet or more - compliance no later than calendar year 2009.
5. 40 year or older buildings three thousand eight hundred (3,800) square feet or more - compliance no later than calendar year 2010.
6. 40 year or older buildings three thousand five hundred (3,500) square feet or more - compliance no later than calendar year 2011.

Section 111 Certificates of Occupancy and Completion

111.1 Certificate of Occupancy.

111.1.1 Use and Occupancy. No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or

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

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

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 following buildings or structures are Exempt from this program:
 - 1. U.S. Government Buildings
 - 2. State of Florida Buildings
 - 3. Buildings built on Indian Reservations,
 - 4. School Buildings under the jurisdiction of the Broward County School Board
 - 5. One and Two-Family Dwellings
 - 6. Fee Simple Townhouses as defined in the Florida Building Code
 - 7. Minor Structures defined as buildings or structures in any occupancy group having a gross floor area of less than three thousand five hundred (3,500) square feet
- D. ~~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.~~ All buildings or structures that have performed a building safety inspection under the prior program (“40 Year Building Safety Inspection Program”) are deemed compliant with F.S.553.899 and are now on the subsequent building safety inspections of every ten (10) year intervals from the year the initial building safety inspection was completed.
- E. ~~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.~~ Buildings or structures that must perform a phase one and/or phase two milestone inspection as defined under Florida Statutes, Section 553.899, this building safety inspection shall serve as compliance for both milestone inspection requirements.
- F. The purpose of the Building Safety Inspection Program is not to determine if the condition of an existing building is in compliance with the Florida Building Code.

II. DEFINITIONS:

- D. **“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.
- E. **“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, regardless of size, 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, balconies, docks, and seawalls if attached to or supporting any structure, parking garages, and guardrails, and as such, are not exempt from this program.
- F. ~~“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.~~ **“Building Safety Inspection”** means a structural and electrical inspection of a building or structure by a Florida licensed professional authorized to practice in this state for the purposes of attesting to the life safety and adequacy of the building or structure. And, to the extent reasonably possible, determine the general condition of the building or structure as it affects its safety, including a determination of any necessary maintenance, repair, or replacement of any structural or electrical component.
- G. **“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 Florida licensed professional performing the building safety inspection determines that such surface imperfections are a sign of substantial structural deterioration.
- H. **“Florida Licensed Professional”** means an Engineer or Architect licensed under Florida Statute 471 or 481.

III. BUILDING SAFETY INSPECTION ~~OF BUILDINGS / STRUCTURES AND COMPONENTS~~ PROGRAM SCOPE:

- D. ~~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.~~
- A. **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 in 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.~~
 1. The building official shall ~~ensure that~~ notify the owner(s), association, or their duly authorized representative(s), of all buildings and structures requiring inspection under these guidelines. And, to ~~file~~ retain all the necessary documentation to confirm compliance ~~with the guidelines~~ as set forth herein.
 2. The inspecting professional shall have a right of entry into all areas ~~he/she deems~~ necessary to comply with the program.
 3. The owner, or association ~~if applicable~~, shall be responsible for all costs associated with the inspection, and ~~the any~~ any resulting required repairs and/or modifications.
- B. **Building and structure inspection schedule:**

1. All buildings and structures shall be inspected in the manner described herein, where such buildings or structures ~~are thirty~~ reach twenty five (30 25) 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.

The following are **Exempt** from this program:

- a. ~~U.S. Government Buildings~~
- b. ~~State of Florida Buildings~~
- e. ~~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~~

2. 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.

3. 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.

- C. 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.

C. **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~~ By June of each year, BORA will provide each city local jurisdiction with a list of buildings and structures due for inspection.
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~~ From June thru August, the building official shall notify the building owner or association by certified mail return receipt that their properties are due for inspection.
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.~~

4. 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 any necessary repairs provide a written report and certification of a building or structure.

D. 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~~ qualified by training and experience in the specific technical field involved in the inspection and report.

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~~ Florida licensed professional in the State of Florida specializing in structural ~~design and certified as a "Special Inspector" under engineering and licensed as a Special Inspector under the Threshold Law F.S. 471 and 481.~~

b. ~~The electrical portion of such written report shall be prepared by a Florida licensed professional specializing in electrical design.~~

c. ~~A self qualification letter shall be submitted as part of the structural report for Threshold Buildings, stating that the licensed Professional Engineer is a has practicing on structural engineer and has worked with buildings equivalent to the building being certified inspected, 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~~ Any person responsible for removing electrical equipment covers for the purpose of allowing inspections related to this program, shall be familiar with the requirements of NFPA 70E and OSHA 1910 by verification with a certificate of completion.

4. The Electrical Safety Inspection Report form shall be completed by a qualified a Florida licensed professional specializing in electrical design.

E. Reporting Procedures:

1. ~~The owner of a building or structure subject to Building Safety Inspection shall furnish, or cause to be furnished, w~~Within ninety (90) days of receiving the date of the Notice of Required Building Safety Inspection, the owner or association must complete the Building Safety Inspection. The Florida licensed professional shall issue a written report, including the Broward County Board of Rules and Appeals

Structural and Electrical Safety Inspection Report Forms to the Building Official and the owner or association, prepared by a qualified Florida Licensed Professional Engineer or Florida Registered Architect, certifying The report will state 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 or will indicate the types of repairs necessary to be undertaken.

2. The inspection report shall at a minimum meet all the following criteria:
 - a. Bear the seal and signature, or the electronic signature, of the licensed engineer or architect who performed the inspection. ~~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 eColor~~ Color photos with sufficient resolution shall be included with the reports 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 or electrical deficiencies, within a reasonable professional probability based on the scope of the inspection, describe the extent of such deterioration and/or deficiencies, and identify any recommended repairs for such ~~deterioration issues~~.
 - 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 and/or deficiencies.
 - 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 inspection 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.~~ 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 receive 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.
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. A local enforcement agency may prescribe timelines and penalties with respect to compliance with this section.~~

F. **Duty to Report:** Any ~~Florida~~ licensed professional Engineer or Registered Architect who performs an inspection of an existing building or structure has a duty to report to the owner, association, and 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~~ appropriate parties 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~~ professional 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~~ professional shall report such conditions **immediately** to the building owner or association, 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.

G. **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 ~~Board of county commissioners may adopt an ordinance requiring that a owner, condominium or cooperative association schedule or commence repairs for substantial structural deterioration and/or electrical abnormalities 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 owner or association fails to submit proof to the local enforcement agency that repairs have been scheduled or have commenced for substantial structural deterioration and/or electrical deficiencies identified in the inspection report within the required timeframe, 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.
2. When any electrical or structural repairs or modifications are required, the responsible ~~Engineer or Architect~~ licensed professional who has performed the building safety inspection and issued the report shall provide the building owner, association, 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. Once a permit is obtained for all necessary repairs or modifications from the local building department which has jurisdiction, the Florida Building Code shall govern time restraints for such permits.
4. 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 extensions 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).

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~~ professional that the building may continue to be occupied while undergoing the Building Safety Inspection and Certification.
6. 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, association, 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 is acceptable ~~has been certified~~ for continued use under the present occupancy. The building owner or responsible professional shall submit that letter to the building official.
- H. If an owner or association 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.
- I. ~~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.~~
- J. The building official may revoke at any time, a building safety inspection report, 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 or other 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~~ may 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~~ areas 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, alligating, 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~~ terra cotta block, 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 concrete 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 honeycombing is most prevalent at the base of columns, where fresh concrete was permitted to segregate, dropping into forms 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 tall 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. ~~Rot and termite damage are potential sources of damage in wood structures. Dry rot must be considered suspect in all sealed areas where ventilation has been inhibited, and at bearings and at fasteners. Here too, p~~ Penetration with a pointed tool to a depth greater than about one eighth inch with moderate hand pressure will indicate the possibility of deterioration further difficulty.

Building Facade

Appurtenances on an exterior wall of a ~~threshold~~ building are elements including, but not limited to, any clad- ding material, precast appliques, exterior fixtures, ladders to rooftops, flagpoles, signs, railings, copings, guard- rails, 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~~ shall 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~~ shall all be in good condition throughout the entire building or structure.

Switchgear, Branch Circuits, etc.

Switchgear, Branch circuits, etc. in the building ~~must~~ shall all be identified. ~~and an~~ A visual inspection and evaluation of the switchgear, conductors ~~must~~ and terminations shall be performed. Proper grounding ~~must~~ shall be verified for all equipment used in the building, such as an emergency generators, ~~or~~ elevators, motors, etc.

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. All accessible conduits shall be free from excessive corrosion and shall be properly supported.~~

Fire Alarm System

The fire alarm system shall be in good working condition and shall have the up-to-date certification label.

Emergency Lighting

~~Exit sign lights and emergency lighting, along with a functional fire alarm system, if applicable, must~~ shall 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 by the condominium or coop 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.

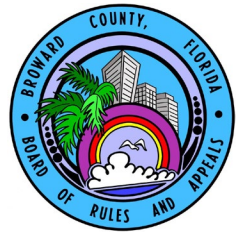
Repairs identified in the Building Safety Inspection report will most likely require permits. Once the initial report is completed it should be immediately submitted to the local jurisdiction for processing. Do not proceed to conduct repairs without permits. Some repairs, for example, like changing a 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.

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

m. Special Features:

n. Describe any additions to original structure:

o. 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 the individual preparing report:

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

7. 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:			

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

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

j. 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:

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

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

8. 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:

6. 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): |

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~~ F.S.553.899 and 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.

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

m. 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, WIREWAYS, ETC.

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

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

7. ELECTRICAL PANELS SWITCHGEAR

- 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

Comments: Good Repairs Required

11. SERVICE CONDUITS/RACEWAYS

Comments: Good Repairs Required

12. SERVICE CONDUCTOR AND CABELS

Comments: Good Repairs Required

13. ~~Effective July 1st, 2023.~~

GENERAL CONDUIT/RACEWAYS

Comments: Good Repairs Required

14. FEEDER CONDUCTORS

Comments: Good Repairs Required

15. BUSWAYS

a. Location:

Good

Requires Repair

Describe nature of repairs:

16. Effective July 1st, 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:

198. BUILDING EGRESS ILLUMINATION

Good Repairs Required

Comments:

2019. FIRE ALARM SYSTEM

Good Repairs Required

Comments:

210. SMOKE DETECTORS

Good Repairs Required

Comments:

221. EXIT LIGHTS

Good Repairs Required

Comments:

232. EMERGENCY GENERATOR POWER SYSTEMS

Good

Repairs Required

Comments:

243. WIRING & CONDUIT AT ALL PARKING LOTS AND GARAGES

Good

Repairs Required

Comments:

25. ALL PARKING LOT AND GARAGE LIGHTING

Good

Repairs Required

Comments:

264. SWIMMING POOL WIRING

Good

Repairs Required

Comments:

275. WIRING TO MECHANICAL EQUIPMENT

Good

Repairs Required

Comments:

28. ADDITIONAL COMMENTS