

BUILDING SAFETY INSPECTION PROGRAM



**BROWARD COUNTY
BOARD OF
RULES AND APPEALS**

STRONGER CODES MEAN
SAFER BUILDINGS

August 2023

FREQUENTLY ASKED QUESTIONS

Q: What should I do when I receive the Building Safety Inspection Program notification?

A: First, verify that the letter is from the city in which the property is located. Then you must hire a Florida Licensed Professional(s) within the specified time frame to perform the building safety inspection.

Q: What is the purpose of the Building Safety Inspection Program?

A: To determine the general condition of the building or structure as it affects its safety, including determining any necessary maintenance, repair, or replacement of any structural or electrical component.

Q: I want to sell/buy property. How do I verify that the property has passed the safety inspection?

A: Contact the building department within the city or county where the property is located. The building department maintains all records for the buildings.

Q: How can I determine if my property is on the Building Safety Inspection list?

A: Contact the city or county building department where your property is located to access the list.

Q: What if a property built 25 years ago was never listed?

A: Contact the building department where the property is located and inform them of the oversight.

Q: Does each unit of an apartment building or condominium need to be inspected?

A: The Florida Licensed Professional will use their discretion to determine how many units will be inspected.

Q: What is “Duty to Report”?

A: A Florida-licensed professional has the duty to report in writing to the building official that a building is unsafe to occupy within 24 hours of discovering the issue.

Q: Is thermal imaging required for electrical inspections?

A: No, but it is at the inspection professional's discretion if one is called for.



FREQUENTLY ASKED QUESTIONS

Q: What is Substantial Structural Deterioration?

A: It is defined as 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.

Q: What laws govern the Building Safety Inspection Program?

A: Florida Building Code, Broward County Amendment Section 110.15, BORA Policy 05-05, and Florida Statute 553.899.

Q: Do I need milestone Phase One and Phase Two inspection?

A: The Building Safety Inspection Program already incorporates these inspections in its current policy. Building or structures that must perform a phase one 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.

Q: Does my building need to be brought up to the current building code?

A: No, the intent of the Building Safety Inspection Program is to be sure the existing building is safe for its occupants. The building does not need to be brought up to the current building code. But any required repairs may need to be built to today's code.

Q: Can the allowable time to make repairs or corrections be extended beyond the policy limit timelines?

A: Yes, it will be up to the building official and Florida Building Code Broward County Amendments, Section 105.3.2.

Q: Who is allowed to complete an Electrical Building Safety Inspection?

A: Currently, only a Florida-licensed engineer experienced in electrical design may perform this inspection. The building official has the right to examine the engineer's experience.



BROWARD COUNTY BUILDING SAFETY INSPECTION PROGRAM (BSIP) SUMMARY

The Building Safety Inspection is a structural and electrical inspection of a building or structure that is 25 years of age or older by a Florida licensed professional authorized to practice in this state to attest to life safety and adequacy. And, to the extent reasonably possible, determine the general condition of the building or structure as it affects its safety, including determining any necessary maintenance, repair, or replacement of any structural or electrical component.

Subsequent building safety inspections shall be required at 10-year intervals from the year the building or structure reaches 25 years of age, regardless of when the previous inspection report for the building or structure was finalized or filed.



(Above, Right)
A 1996 balcony
collapse at
4111 S. Ocean Dr.,
Hollywood, FL



The Broward County Board of Rules and Appeals and local jurisdictions cannot recommend or endorse any inspection companies.



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



PROGRAM EXEMPTIONS

The following buildings or structures are exempt from this program:

- U.S. Government buildings
- State of Florida buildings
- Railroads and ancillary facilities associated with the railroad.
- Buildings built on Native American tribal lands.
- School buildings under the jurisdiction of the Broward County School Board
- One- and two-family dwellings
- **Fee Simple Townhouses** as defined in the Florida Building Code
- **Minor Structures** are 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.

Note: 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 is not considered a minor building or structure and shall be subject to inspection. Also, 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 are not exempt from this program.



YEARLY INSPECTION SCHEDULE

Inspections take place when buildings and structures reach 25 years of age or older. The inspection is based on the date that the certificate of occupancy was issued by the Building Official. A Notice of Required Inspection will be mailed to the building owner or association at such time. Subsequent building safety inspections are required at 10-year intervals.

**BY
JUNE**

BORA will provide each local jurisdiction with a list of buildings and structures due for inspection.

The building official will notify the building owner or association by certified mail return receipt that their properties are due for inspection.

**JUNE -
AUGUST**

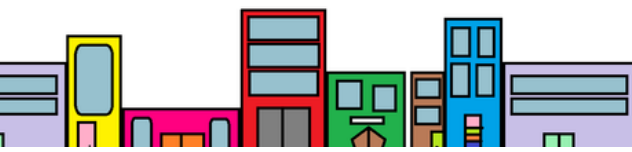
**SEPTEMBER
- NOVEMBER**

Within 90 days of receiving the Notice of Required Building Safety Inspection, the owner or association must hire a Florida-licensed professional and complete and return the Building Safety Inspection forms to the building official.

If 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.

**DECEMBER
- MAY**

Notwithstanding the foregoing, the failure by a building official to provide a Notice of Required Inspection shall not affect a building owner's or association's requirement to procure the required inspection and any necessary repairs timely.



MINIMUM INSPECTION REQUIREMENTS

The inspection report shall, at a minimum, meet all the following criteria:

- Bear the seal and signature, or the electronic signature, of the licensed engineer or architect who performed the inspection.
- 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.
- Color photos with sufficient resolution shall be included with the reports to adequately convey typical conditions observed, particularly where defects have been found.
- 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 or deficiencies and identify any recommended repairs for such issues.
- For Threshold Buildings, the structural portion of such report shall be prepared by a Florida-licensed professional in the State of Florida specializing in structural design and licensed as a Special Inspector under F.S. 471 and 481.

CONTACT YOUR LOCAL CITY/COUNTY BUILDING DEPARTMENT IF ...

- You receive a notification for a Building Safety Inspection.
- You need to access past inspection reports. Each municipality's building department enforces the Building Safety Inspection Program and is responsible for maintaining records for each property that requires inspection.
- You need clarification regarding the inspection process.

Visit **broward.org/CodeAppeals** for building official contacts.



ADMINISTRATIVE CONTACTS

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