

Minimum Structural Inspections for Legislative Project 1
Condominium and Cooperative Buildings Three Stories or More

Milestone inspection phase 1:

- Jurisdiction must notify the building association of required inspection to be done within 180 days. The final report must be sealed by a Professional Engineer or Architect.
- 25 years within 3 miles of coast and 10 years thereafter. 30 years inland and every 10 years thereafter. Three stories or higher.
- Structural Inspection includes: (553.899 (7) (a) and (b) Phase 1 and 2 inspection)
 - Load bearing walls
 - Primary structural members
 - Primary structural systems
 - Per UF research project I would include Roofing and Balconies
 - Post tension slabs and anchorage where applicable.
 - I would also suggest Caulking, Curtain Walls, Window installation, Flashing and Building Cladding (water intrusion leads to structural degradation.)
 - Foundations investigating excessive settlement or ground subsidence
 - Review of existing construction documents, permits and inspection records check for non-approved changes
 - Review of Maintenance records
 - Inspect any flood protective measures such as seawalls or floodproofing provisions.
- Per the UF research, the inspection form should be standardized to allow continuing research and uniform enforcement. (Standardized electronic filing is preferred.)
- Based on the UF research little difference was found in deterioration between coastal and inland structures. Perhaps two different time requirements are not necessary. This will need additional research currently authorized. (For discussion, having one initial time frame for coastal counties milestone inspections would simplify Building Department notifications and record keeping)
- The final report must be submitted to the Jurisdiction for record purposes and to establish if a need for further action is necessary. The report must provide instruction if a phase 2 inspection is required. The report must provide a qualitative structural assessment of the building.
- Deficiencies should be noted if found in conditioned or unconditioned space. (This information may help streamline these inspections in the future.)
- When the bill refers to 3 story buildings is the proper definition in the building code to be used: Story or Story above grade? You may add this to my list of comments and questions.
- **Inspection licensing requirements: All Professional Engineers and Architect must be actively licensed and in good standing with their appropriate licensing boards**
 - **Structural Safety Inspection of non-threshold buildings or Structure: All Phase 1 and phase 2 inspections of non-threshold buildings must be performed by a licensed Professional Engineer or Architect.**
 - **Structural Safety Inspections of Threshold Buildings or Structure: All phase 1 milestone inspection of a threshold building or structure as defined above may be completed by a Professional Engineer or Architect. All phase 2 milestone inspections of a Threshold**

building or structure must be by a Professional Engineer with a Special Inspector certification or a board-certified Structural Engineer.

- **All corrective work inspections:** all corrective work must be permitted through the Building Official and be inspected by a Professional Engineer with a Special Inspector certification. The final correction report must be submitted to the Building Official and sealed by the special inspector and approved by the milestone phase 2 inspector if they are not the same person. The permit must be finalized by the Building Official.

Milestone inspection phase 2:

- If required by the phase 1 inspection destructive or nondestructive testing may be required
- Recommend a program to fully address the repairs
- Submit the phase 2 report to the jurisdiction
 - Seal the report
 - Manner and type of inspections performed
 - Identify the damage and describe the extent of the repairs needed along with repair recommendations
 - State if it is unsafe or dangerous condition
 - Identify any needs for additional inspections
 - **Submit a corrective action report after repairs are made (553.899 (8) reporting)**
- **All phase 2 inspections must be performed by a Professional Engineer with either SE or SI designation. (553.899 (7) (b) Phase 2 inspection)**

Additional Items to be addressed

- **Senate Bill 4D indicates these inspections are to be done through the service life of the structure, however, this is not defined. Determining the service life is a very complex issue and varies with several things such as material, maintenance and environment. How should this be addressed in the project? (553.899 (2) defining terms) Possibly consider dropping this terminology from the statute**
- **Consider a base line structural inspection using Non-Destructive testing at CO. This can be used to evaluate how the structure is ageing over time.**
- **Engineers need to have a “standard of care” defined in statute when conducting Milestone Inspections? Phase 1 inspection is limited to a visual inspection and access may not be available to all locations. (553.899 (2) defining terms)**
- **Move away from the term Recertification to just Building Safety Inspection. Recertification sets an incorrect expectation. (553.899 (2) defining terms)**

Note for Tom and Mo:

I got thinking about the difficulty we had years ago in updating the wind standard from ASCE 7-02 because it was in statute. I am thinking that it might be better to collect all the information being suggested, but, instead of that being recommendations to the legislature recommend that the legislature charge the Building Commission with rule making to further define the inspection criteria and process implementation as outlined in FS. 553.899