



Mo Madani
Technical Director
Florida Department of Business and Professional Regulation
Building Codes and Standards Office
2601 Blair Stone Road
Tallahassee, FL 32399

July 26, 2022

Dear Mo,

Thank you for the opportunity to provide commentary as the Florida Building Commission examines the criteria set forth in Senate Bill 4D. We encourage you to refer to the Surfside Working Group recommendations which have been provided to the Existing Building Inspection Workgroup. Members of AIA Florida participated in that workgroup along with engineers, building officials and other design professionals developing cross-discipline recommendations.

The Florida Association of the American Institute of Architects (AIA Florida) encourages a holistic approach to existing building inspections including the building envelope, membrane and water intrusion in addition to locating structural deficiencies. A holistic approach will help identify future problems before they manifest as structural issues. This is where architects are integral to the existing building inspections as architects are trained to view the building and its systems holistically to protect the health, safety and welfare of the public inhabitants.

We encourage a maintenance plan be implemented and followed from first occupancy and not be deferred until the milestone inspection.

Buildings are not designed and constructed by just one discipline. It is a team of specialized professions working within their scope of practice to protect the health, safety and welfare of Floridians. Architects and engineers are a part of that team and both should be a part of the team conducting existing building inspections ensuring safety for the life cycle of the building.

We hope to be a resource to you and the workgroup as you move forward executing the requests from the Florida Legislature enumerated in Senate Bill 4D.

Sincerely,

A handwritten signature in blue ink, appearing to read "LS", with a long horizontal flourish extending to the right.

Lourdes Solera, FAIA
President

A handwritten signature in grey ink, appearing to read "Becky Magdaleno", written in a cursive style.

Becky Magdaleno, CAE
Executive Vice President/CEO