

EXTENSIVE REVIEW OF SB-4 WHICH WAS PASSED DURING LEGISLATIVE SESSION 2022-D.

The comments below are specific by line item but in essence relates to the following major issues:

1. Although this bill was intended to only apply to Condominium and Cooperative buildings, we believe that public safety would be significantly improved if this legislation ALSO applied to all buildings in Florida which exceed 10 occupants and are greater than 2,000 square feet. (at the very minimum all threshold buildings should be included). Detached one- and two-family dwellings and townhouses not more than three stories above grade should also be exempt. Many of the suggested language changes below incorporate this goal.
2. As currently written, the legislation allows EITHER a licensed architect or engineer to perform the phase one and phase two milestone inspections. We believe that licensed individuals who perform these milestone inspections have the following experience:
 - a. Phase One: a licensed architect or professional engineer, who has experience designing the structural components of buildings and inspecting structural components of existing buildings.
 - b. Phase Two: a licensed architect or professional engineer, who has a minimum of: (a) ten years of experience designing the primary structural components of buildings, and (b) a minimum of five years inspecting structural components of existing buildings of a similar size, scope, and type of construction.
3. As written, the legislation requires that the structural integrity reserve studies be kept for a minimum of 15 years. We believe these reports should be kept for at least 50 years so that they can be reviewed at the first milestone inspection which will occur at 30 years. Otherwise, it is possible that the reports and reserve studies could be discarded prior to the first milestone inspection.
4. There has been discussion by some that those performing the phase one and two milestone inspection should also be licensed as Special (Threshold) Inspectors. We DO NOT agree with that assessment as Special Inspectors have been trained in the inspection of new construction, which was the reason for their creation in the first place. We do not believe these individuals have the experience necessary to inspect existing building for structural integrity and damage.

Comments related to New FS 553.899 Mandatory Structural Inspections for Condominium and Cooperative Buildings:

1. Line 195: revise "condominium and cooperative buildings" to "all buildings"
2. Lines 223 and 224: revise "a condominium association under chapter 718 and a cooperative association under chapter 719" to "all buildings"
3. Lines 230 and 231: revise "condominium association or cooperative association" to "building owner"
4. Lines 235 and 236: revise "condominium association or cooperative association" to "building owner"
5. Lines 238 and 239: revise "condominium association or cooperative association" to "building owner"
6. Lines 253 and 254: revise "condominium association or cooperative association" to "building owner"
7. Lines 257 and 258: revise "condominium association or cooperative association" to "building owner"

8. Line 266: Between “in this state” and “shall perform” insert the following “: who has experience designing the structural components of buildings and inspecting structural components of existing buildings.”
9. Line 289: insert before “An inspector” the following “A phase two inspector shall be a Licensed Architect or Professional Engineer (PE) who has a minimum of: (a) ten years of experience designing the primary structural components of buildings, and (b) a minimum of five years inspecting structural components of existing buildings of a similar size, scope, and type of construction.
10. Line 317: revise “The association” to “The building owner”
11. Line 318-319: after “each” insert “tenant, ownership team,”
12. Line 331: after “that” insert “an owner,”

Comments related to FS 718.111:

1. Line 447: revise “15 years” to “50 years” (*need to keep reserve study for some time past the first 30-year inspection*)

Comments related to FS 719.104:

1. Lines 1797 and 1815: revise “15 years” to “50 years”