

**FLORIDA BUILDING COMMISSION**  
**EXITING BUILDING INSPECTION WORKGROUP**  
**OPTIONS ACCEPTABILITY RANKING EXERCISE — 9 AUGUST 2022**

**ACCEPTABILITY RANKING EXERCISE OVERVIEW AND RANKING SCALE**

During the meetings, Workgroup members will be asked to develop and rank options. Once ranked for acceptability, options with a 75% or greater number of 4s and 3s in proportion to 2s and 1s ( $\geq$  a 3.0 average ranking) will be considered preliminary consensus recommendations for inclusion in the final package of recommendations to the Commission.

At any point during the process, any option may be reevaluated and re-ranked at the request of any Workgroup member or staff. The status of a ranked option will not be final until the final Workgroup meeting for the specific Assignment (Milestone Inspections), when a vote will be taken on the entire package of consensus ranked recommendations to the Commission. The following scale will be utilized for the ranking exercises:

<b>ACCEPTABILITY RANKING SCALE</b>	<b>4 = Acceptable, I agree</b>	<b>3 = Acceptable, I agree with minor reservations</b>	<b>2 = Not Acceptable, I don't agree unless major reservations are made</b>	<b>1 = Not Acceptable</b>
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Workgroup members should be prepared to state their minor and major reservations when asked, and to offer proposed refinements to the option to address their concerns. If a Workgroup member is not able to offer refinements to make the option acceptable (4) or acceptable with minor reservations (3) they should rate the option with a 1 (not acceptable).

**SECTION 553.899, F.S. - MANDATORY STRUCTURAL INSPECTIONS FOR CONDOMINIUM AND COOPERATIVE BUILDINGS**

**TOTAL OPTIONS (40)**

**I. SCOPE OPTIONS (7)**

This topic is outside of the scope of Phase 1 (Assignment 1). These options will be retained for consideration Phase 2 (Assignment 2).

**II. DEFINITIONS OPTIONS (2)**

**Option A)** Remove the term “Substantial Structural Deterioration” as the threshold for determining when a Phase 2 Inspection is required, and replace with language along the lines of: “If after the Phase 1 Inspection is completed the engineer finds that the structural system has been weakened, then a Phase 2 Inspection is required.” *[Carmelo Giglio]*

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
<b>Comments or Reservations</b>				
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**Option B)** Define: “Service Life.” [Jim Schock]

Consider dropping term from Statute if a definition can’t be agreed on. [Jim Schock]

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
<i>Comments or Reservations</i>				
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### III. TIMEFRAME FOR INSPECTIONS OPTIONS (2)

**Option A)** Have only one initial timeline for the first milestone inspection (25 or 30 years). [Jim Schock]

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
<i>Comments or Reservations</i>				
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**Option B)** Eliminate the 25-year inspection requirement for buildings that are within 3 miles of the coastline. [Dan Lavrich]

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
<i>Comments or Reservations</i>				
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### IV. QUALIFICATIONS FOR INSPECTORS OPTIONS (10)

**Option A) Qualifications to perform inspections:** Phase One: a licensed architect or professional engineer, who has experience designing the structural components of buildings and inspecting structural components of existing buildings. [Tom Grogan]

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
<i>Comments or Reservations</i>				
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**Option B) Qualifications to perform inspections:** 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. [Tom Grogan]

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
<i>Comments or Reservations</i>				
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**Option C)** Qualifications to perform inspections: 10 years of experience in design, and five years of experience in inspection of similar type structures for those performing Phase 2 inspections. [Tom Grogan]

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
<i>Comments or Reservations</i>				
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**Option D)** Require that All Professional Engineers and Architect must be actively licensed and in good standing with their appropriate licensing boards. [Jim Schock]

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
<i>Comments or Reservations</i>				
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**Option E)** 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. [Jim Schock]

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
<i>Comments or Reservations</i>				
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**Option F)** 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. [Jim Schock]

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
<i>Comments or Reservations</i>				
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**Option G)** 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. [Jim Schock]

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
<i>Comments or Reservations</i>				
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**Option H)** All phase 2 inspections must be performed by a Professional Engineer with either SE or SI designation (Section 553.899 (7) (b) Phase 2 inspection). *[Jim Shock]*

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
<i>Comments or Reservations</i>				
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**Option I)** When the building is a threshold building as defined in the FBC, the engineer or architect conducting the inspection and preparing the report must also be qualified as a Special Inspector by the State of Florida DBPR. *[Jamie Gascon]*

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
<i>Comments or Reservations</i>				
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**Option J)** Define the Qualifications for Engineers that are able to perform Structural Assessments, and consider if it should be named/tracked as a Structural Building Assessment License/Specialty/Certificate/Inspector. The definition of the qualifications can be listed within the FBC Existing Building or suggested to Legislature to be defined within the Florida Statutes, similar to Threshold Inspectors. The below suggestion considered qualifications we would expect from Structural Building Assessors. The range of qualifications below can be easily applied to existing engineers as well as future engineers, without forcing anyone to take an exam or get a Masters degree.

*(Note: the specific language was provided) [Heather Anesta]*

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
<i>Comments or Reservations</i>				
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## V. INSPECTION STANDARDS/CHECKLIST OPTIONS (23)

**Option A)** Define “Standard of Care” (Section 553.899 (2) terms). *[Jim Shock]*

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
<i>Comments or Reservations</i>				
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**Option B)** Delete the term “~~Recertification~~” and replace with “Building Safety Inspection.” Recertification sets an incorrect expectation. (553.899 (2) terms). *[Jim Shock]*

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
<i>Comments or Reservations</i>				
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**Option C)** Note whether deficiencies are found in conditioned or unconditioned spaces. *[Jim Shock]*

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
<i>Comments or Reservations</i>				
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**Option D)** Create electronic inspection form and submission system. *[Anne Cope, Jim Schock]*

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
<i>Comments or Reservations</i>				
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**Option E)** Standardize response options. *[Anne Cope]*

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
<i>Comments or Reservations</i>				
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**Option F)** Standardize condition assessment categories. *[Anne Cope]*

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
<i>Comments or Reservations</i>				
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**Option G)** Integrate with database for tracking and reporting. *[Anne Cope]*

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
<i>Comments or Reservations</i>				
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**Option H)** Standardize Inspection Form. *[Jim Shock]*

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
<i>Comments or Reservations</i>				
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**Option I)** Criteria for inspection of concrete structure. During visual inspections of concrete structures, a minimum of 20% of the areas having exterior concrete slab systems with column to slab interfaces, shall be visually evaluated from above and underneath. If visual evaluation cannot take place, these areas shall be scanned with infrared thermography equipment by a person competent in measuring and analyzing the results obtained therein. After either type of evaluation, an assessment shall be made by the inspector as to any void spaces or crack growth present at the measured areas. If void spaces or corrosion is noted in either visual or infrared testing, then a percentage deduction in

strength of the connection in correlation to the observed amount of corrosion or void spaces shall be made by the inspector during the phase 1 assessment. [Troy Bishop]

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
<i>Comments or Reservations</i>				
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**Option J)** Time limit for emergency mitigation measures. If the inspector finds a phase 2 assessment is necessary, there shall be a deadline placed by the inspector as to the time limit of any recommended emergency mitigation measures to be made by the responsible party. Further, if 90 days passes and the inspector’s recommendation for phase 2 mitigation has not taken place, the inspector is no longer expected to be responsible for the assessment or mitigation of the structure and the AHJ may have cause to revoke the certificate of occupancy of the building to ensure corrective measures are taken. [Troy Bishop]

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
<i>Comments or Reservations</i>				
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**Option K)** Elevated Slabs Inspections. Require inspectors to "rely on a statistician to determine an appropriate random survey of the building that would offer 90% certainty of that the investigation captured the representation of the building." (In lieu of 20% of the slab/column area being checked). [Troy Bishop]

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
<i>Comments or Reservations</i>				
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**Option L)** Inspection of Concrete. When using infrared or looking at voids to determine a comfortable amount of cracks, inspect concrete using requirements of ACI 201, ASCE 11-99. [Troy Bishop]

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
<i>Comments or Reservations</i>				
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**Option M)** 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. [Jim Schock]

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
<i>Comments or Reservations</i>				
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**Option N)** Maintenance Plan from First Occupancy. Start existing building inspection programs from first occupancy (not until milestone inspections). [Lourdes Solera, and Becky Magdaleno]

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable

<i>Comments or Reservations</i>
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**Option O)** Structural Inspection includes: (553.899 (7) (a) and (b) Phase 1 and 2 inspection):

- Roofing,
- Balcones,
- Post Tension Slabs and Anchorage,
- Caulking, Curtain Walls, Window installation, Flashing and Building Cladding,
- 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,
- Inspection of any flood protective measures such as seawalls or floodproofing provisions. *[Jim Schock]*

<b>AVERAGE</b>	<b>4= Acceptable</b>	<b>3= Minor Reservations</b>	<b>2= Major Reservations</b>	<b>1= Not Acceptable</b>
<i>Comments or Reservations</i>				
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**Option P)** Existing Plans/Resources Access. *[Brad Schiffer]*

<b>AVERAGE</b>	<b>4= Acceptable</b>	<b>3= Minor Reservations</b>	<b>2= Major Reservations</b>	<b>1= Not Acceptable</b>
<i>Comments or Reservations</i>				
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**Option Q)** Life Safety elements deterioration in Phase 1 Guard/Hand rail Fire Escape Means of Egress Insure Inspections are Sufficient to determine structural integrity. *[Brad Schiffer]*

<b>AVERAGE</b>	<b>4= Acceptable</b>	<b>3= Minor Reservations</b>	<b>2= Major Reservations</b>	<b>1= Not Acceptable</b>
<i>Comments or Reservations</i>				
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**Option R)** Life Safety elements deterioration in Phase 1: Guard/Hand Rail, Fire Escape, and Means of Egress. *[Brad Schiffer]*

<b>AVERAGE</b>	<b>4= Acceptable</b>	<b>3= Minor Reservations</b>	<b>2= Major Reservations</b>	<b>1= Not Acceptable</b>
<i>Comments or Reservations</i>				
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**Option S)** Use Miami-Dade County’s General Considerations and Guidelines and the Structural Report Template (except the electrical guidelines and template) as the minimum reporting for compliance with the reports described in Section 553.899, F.S. *[Jamie Gascon]* *(Note: the specific language/document was provided)*

<b>AVERAGE</b>	<b>4= Acceptable</b>	<b>3= Minor Reservations</b>	<b>2= Major Reservations</b>	<b>1= Not Acceptable</b>

<i>Comments or Reservations</i>
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**Option T)** Use Broward County’s Board of Rules and Appeals Policy #05-05 – Building Safety Inspection Program. *(Note: the specific language/ document was provided)*

General Considerations & Guidelines for Building Safety Inspections Part of Broward County BORA Policy #05-05. *(Note: the specific language/ document was provided)* [Dan Lavrich]

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable

<i>Comments or Reservations</i>
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**Option U)** Use the 22-point inspection procedure listed in FBPE October 2021 Newsletter article – A Look at Building Recertification... by John C. Pistorino, P.E., S.I. [Jamie Gascon] *(Note: the specific language was provided)*

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable

<i>Comments or Reservations</i>
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**Option V)** Include guidelines/minimum requirements for Structural Assessments of Existing Buildings within the FBC Existing Building, by means of an additional Chapter and/or Appendix. The “checklist” and other introductory/baseline information would be included within this Chapter/Appendix. The purpose of this suggestion is to clearly organize Assessment Requirements separate from other Repair/Alteration information. This clear organization can establish a baseline consensus for all engineers, so we all have a common “starting point” for our assessment, vocabulary, and overall understanding of the assessment’s purpose. The provided information should be “universal” to each assessment, and should not pigeonhole or micromanage the engineer beyond the baseline consensus. Within the new Chapter/Appendix, provide the following information, at a minimum (presented below in no particular order). Note that when other Standards/Codes are referenced or paraphrased within my below suggestions, it is my suggestion that the FBC adopt the language or something similar to it. I am not suggesting that the FBC contain paraphrases or references to other Codes/Standards. [Heather Anesta] *(Note: the specific language was provided)*

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable

<i>Comments or Reservations</i>
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**Option W)** Use the Coastal Construction Control Line (CCCL) as the line from which to measure the three-miles in from the coast; see line 229 of SB 4-D. [Jamie Gascon]

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable

<i>Comments or Reservations</i>
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**OPTIONS SUBMITTED AFTER THE 28 JULY 2022 DEADLINE (2)**

**Option X)** FBC to create a standard fillable form for Phase I inspections for use by the licensed professional retained which would include:

- Name of the Condo or Coop entity along with contact information
- Name and contact information of the licensed individual(s) conducting the survey
- Provision for signature and seal of the licensed individual conducting the survey
- Specific areas detailing observations and any recommendations
  - These can be structural, waterproofing and related areas of concern
- Optional area for other notes and comments
- Date(s) survey was conducted
- Date of report *[Ron Leisecca]*

AVERAGE	4= <i>Acceptable</i>	3= <i>Minor Reservations</i>	2= <i>Major Reservations</i>	1= <i>Not Acceptable</i>
<i>Comments or Reservations</i>				
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**Option Y)** FBC to create standard fillable form for Phase II inspections for use by the licensed professional retained which would include:

- Name of the Condo or Coop entity along with contact information
- Name and contact information of the licensed individual(s) conducting the survey
- Provision for signature and seal of the licensed individual conducting the survey
- References cited under Phase I report for follow up
- Area(s) requiring added inspection as well as results of testing deemed necessary
  - Provision for recommended repairs, if needed, as well as definition of extent and identification of such areas
- Optional area for other notes and comments
- Graded urgency of each recommended repair
- Date(s) inspection was conducted
- Date of report *[Ron Leisecca]*

AVERAGE	4= <i>Acceptable</i>	3= <i>Minor Reservations</i>	2= <i>Major Reservations</i>	1= <i>Not Acceptable</i>
<i>Comments or Reservations</i>				
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**VI. LOCAL GOVERNMENTS/REPORT SUBMITTAL OPTIONS (1)**

**Option A)** 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.

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). *[Jim Schock]*

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
<i>Comments or Reservations</i>				
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### OPTIONS SUBMITTED AFTER THE 28 JULY 2022 DEADLINE (1)

**Option B)** Suggested post-repair report to document repairs completed as well as verification of post-work inspection by licensed professional and/or local Building Department if permits were required.

*[Ron Leiseca]*

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
<i>Comments or Reservations</i>				
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### VII. PROCEDURAL RECOMMENDATIONS OPTIONS (2)

**Option A)** Recommend that instead of making changes to the Law the Legislature charge the Building Commission with rulemaking to further define the inspection criteria and process implementation as outlined in Section 553.899, F.S. *[Jim Schock]*

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
<i>Comments or Reservations</i>				
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**Option B)** The Florida Legislature should charge the Florida Building Commission with developing and maintaining the standards for all existing building inspections, in addition to Condominiums and Cooperative buildings, and that these standards be adopted into the Florida Building Code. *[Allen Douglas]*

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
<i>Comments or Reservations</i>				
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