Staff Summary of Comments Received Regarding section 553.899 Mandatory structural inspections for condominium and cooperative buildings, Florida Statutes

Assignment #1.
The Florida Building Commission shall review the milestone inspection requirements under this section and make recommendations, if any, to the Legislature to ensure inspections are sufficient to determine the structural integrity of a building. The commission must provide a written report of any recommendations to the Governor, the President of the Senate, and the Speaker of the House of Representatives by December 31, 2022.

Assignment #2.
The Florida Building Commission shall consult with the State Fire Marshal to provide recommendations to the Legislature for the adoption of comprehensive structural and life safety standards for maintaining and inspecting all types of buildings and structures in this state that are three stories or more in height. The commission shall provide a written report of its recommendations to the Governor, the President of the Senate, and the Speaker of the House of Representatives by December 31, 2023.

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(1) The Legislature finds that maintaining the structural integrity of a building throughout its **service life** is of paramount importance in order to ensure that buildings are structurally sound so as to not pose a threat to the public health, safety, or welfare. As such, the Legislature finds that the imposition of a statewide structural inspection program for **aging condominium and cooperative buildings** in this state is necessary to ensure that such buildings are safe for continued use.	**Scope** **Change scope to cover all buildings** Line 195: revise "condominium and cooperative buildings" to "all buildings" (Tom Grogan and FSEA) Lines 223 and 224: revise "a condominium association under chapter 718 and a cooperative association under chapter 719" to "all buildings" Lines 230 and 231: revise "condominium association or cooperative association" to "building owner" Lines 235 and 236: revise "condominium association or cooperative association" to "building owner"	**Scope** Expanding the scope of s.553.899, FS to cover all buildings falls outside the scope of "Assignment #1." Assignment #1 is limited in scope to determining whether the inspection provision of s. 553.899, FS are sufficient to determine the structural integrity of a building. The subject of this change falls within the

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	Lines 238 and 239: revise "condominium association or cooperative association" to "building owner" (Tom Grogan and FSEA) The program should apply to all buildings, not just Condominiums and Cooperatives. Buildings do not age or deteriorate based on ownership. (Dan Lavrich) **Change scope to add electrical inspection** Consider adding electrical inspections as well as structural inspections to the safety inspection program. (Dan Lavrich) **Change scope to cover all buildings or at minimum all threshold buildings** 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. (Tom Grogan and FSEA)	scope of "Assignment #2." Change "condominium association or cooperative association" to "building owner." Expanding the scope of s.553.899, FS to cover electrical inspection falls outside the scope of "Assignment #1." Expanding the scope of s.553.899, FS to cover all buildings or all threshold buildings falls outside the scope of "Assignment #1." The subject of this change falls within the scope of "Assignment #2."

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(2) As used in this section, the terms: (a) "Milestone inspection" means a structural inspection of a building, including an inspection of load-bearing walls and the primary structural members and primary structural systems as those terms are defined in s. 627.706, by a licensed architect or engineer authorized to practice in this state for the purposes of attesting to the life safety and adequacy of the structural components of the building and, to the extent reasonably possible, determining the general structural condition of the building as it affects the safety of such building, including a determination of any necessary maintenance, repair, or replacement of any structural component of the building. The purpose of such inspection is not to determine if the condition of an existing building is in compliance with the Florida Building Code or the firesafety code. (b) **"Substantial structural deterioration"** means 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 licensed engineer or	**Definition** **Remove language with regard substantial structural deterioration (SSD) and clarify as follows:** My opinion is that the SSD language be removed. This language should read something like "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". Let's let the experienced engineer determine what type of damage is present. And, this is the reasoning for having proper qualification requirements for the engineers doing this work. (Carmelo Giglio) **Provide definition for "service life"** 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. (Jim Schock)	**Definition** Remove "SSD" and replace with determination based on whether the structural system has been weakened. Define "service life"

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architect performing the phase one or phase two inspection determines that such surface imperfections are a sign of substantial structural deterioration.		
(3) A condominium association under chapter and a cooperative association under chapter must have a milestone inspection performed for each building that is three stories or more in height by December 31 of the year in which the building reaches 30 years of age, based on the date the certificate of occupancy for the building was issued, and every 10 years thereafter. If the building is located within 3 miles of a coastline as defined in s. 376.031, the condominium association or cooperative association must have a milestone inspection performed by December 31 of the year in which the building reaches 25 years of age, based on the date the certificate of occupancy for the building was issued, and every 10 years thereafter. The condominium association or cooperative association must arrange for the milestone inspection to be performed and is responsible for ensuring compliance with the requirements of this section. The condominium association or cooperative association is responsible for all costs associated with the inspection. This	**Define story** 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. (Jim Schock) **Time frame for Inspection** **Use one initial time frame for carrying out milestone inspection** 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) (Jim Schock) Consider eliminating the 25-year inspection requirement for buildings that are within 3 miles of the coastline. I have not seen any data to support such a requirement. I believe that the requirement is excessive. (Dan Lavrich)	Define story Story is defined in the FBC. Have one initial time frame for carrying out milestone inspection (25 or 30 years)

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subsection does not apply to a single-family, two-family, or three-family dwelling with three or fewer habitable stories above ground.		
(4) If a milestone inspection is required under this section and the building's certificate of occupancy was issued on or before July 1, 1992, the building's initial milestone inspection must be performed before December 31, 2024. If the date of issuance for the certificate of occupancy is not available, the date of issuance of the building's certificate of occupancy shall be the date of occupancy evidenced in any record of the local building official.		
(5) Upon determining that a building must have a milestone inspection, the local enforcement agency must provide written notice of such required inspection to the condominium association or cooperative association by certified mail, return receipt requested.		
(6) Within 180 days after receiving the written notice under subsection (5), the condominium association or cooperative association must complete phase one of the milestone inspection. For purposes of this section, completion of phase one of		

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the milestone inspection means the licensed engineer or architect who performed the phase one inspection submitted the inspection report by e-mail, United States Postal Service, or commercial delivery service to the local enforcement agency.		
(7) A milestone inspection consists of two phases: (a) For phase one of the milestone inspection, a licensed architect or engineer authorized to practice in this state shall perform a visual examination of habitable and non-habitable areas of a building, including the major structural components of a building, and provide a qualitative assessment of the structural conditions of the building. If the architect or engineer finds no signs of substantial structural deterioration to any building components under visual examination, phase two of the inspection, as provided in paragraph (b), is not required. An architect or engineer who completes a phase one milestone inspection shall prepare and submit an inspection report pursuant to subsection (8). (b) A phase two of the milestone inspection must be performed if any substantial structural deterioration is identified during	**Qualification of inspector** 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." (Tom Grogan and FSEA) 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. (Tom Grogan and FSEA) **Inspection licensing requirements:** All Professional Engineers and Architect must be actively licensed and in good standing with their appropriate licensing boards.	**Qualification of inspector** Experience designing and inspecting structural components of buildings. Phase two inspector – architect or engineer with ten years of experience designing primary structural components of buildings and five years inspecting structural components. Inspection: Non-threshold buildings – architect or engineer.

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phase one. A phase two inspection may involve destructive or nondestructive testing at the inspector's direction. The inspection may be as extensive or as limited as necessary to fully assess areas of structural distress in order to confirm that the building is structurally sound and safe for its intended use and to recommend a program for fully assessing and repairing distressed and damaged portions of the building. When determining testing locations, the inspector must give preference to locations that are the least disruptive and most easily repairable while still being representative of the 288 structure. An inspector who completes a phase two milestone inspection shall prepare and submit an inspection report pursuant to subsection (8).	**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. (Jim Schock) Building are not designed and constructed by just on 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 inspection ensuring safety for the line cycle of the building. (AIA) In the new law, the qualifications of the individuals performing the inspection(s) are very vague. All that is	Threshold buildings – phase 1 inspection: architect or engineer. Phase 2 inspection: Special (threshold) inspector. Corrective work – inspection by special inspector. Inspection by either architect or engineer

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	required is licensure under Chapters 471 or 481 of the Florida Statutes. SWG recommendations recommended 10 years of experience in design, and five years of experience in inspection of similar type structures for those performing Phase 2 inspections. We believe this an important issue to address. (FES and ACEC) 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: Phase One: a licensed architect or professional engineer, who has experience designing the structural components of buildings and inspecting structural components of existing buildings. 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 and FSEA) There has been discussion by some that those	Inspector – architect or engineer with ten years of experience designing primary structural components of buildings and five years inspecting structural components. Phase 1 inspector: Architect or engineer with experience designing and inspecting structural components of buildings. Phase two inspector – Architect or engineer with ten years of experience designing primary structural components of buildings and five years inspecting structural components.

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	performing the phase one and two milestone inspection should also be licensed at 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. (Tom Grogan and FSEA) All phase 2 inspections must be performed by a Professional Engineer with either SE or SI designation. (553.899 (7) (b) Phase 2 inspection) (Jim Schock) Professionals Architect Phase 1 Phase 2 Engineer Phase 1 Phase 2 Multi-discipline Team (Brad Schiffer) 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.	Inspection should not be limited to special (threshold) inspector Phase 2 inspections: Engineer with either SE or SI designation Phase 1 and 2 inspections: Engineer or architect.

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	(Jaime Gascon) **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 Master's degree.** **(Click Here) For list of qualification see comments from Heather Anesta as posted on the agenda.**	Threshold buildings – inspection: Special (threshold) inspector. Qualifications for engineers that are able to perform structural assessments.

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	Inspection standards/checklist **Define "standard of care"** 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 (Jim Schock) Move away from the term Recertification to just Building Safety Inspection. Recertification sets an incorrect expectation. (553.899 (2) defining terms) (Jim Schock) Create electronic inspection form and submission system (IBHS) Deficiencies should be noted if found in conditioned or unconditioned space. (This information may help streamline these inspections in the future.) (Jim Schock) Standardize response options (IBHS) Standardize condition assessment categories: (IBHS) Integrate with database for tracking and reporting (IBHS) Per the UF research, the inspection form should be standardized to allow continuing research and uniform enforcement. (Standardized electronic filing is preferred.) (Jim Schock)	**Inspection standards/checklist** Standard of care Inspection form and submission system Conditioned vs. unconditioned deficiencies Uniform inspection form Criteria for inspection of concrete structure

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	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) 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) 1. I understand that the suggestion for 20% of the slab/column area be checked may be too low in some cases. If the area rule is an objection, another option recommended for the committee would be that Inspectors could be required 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."	Establish time limit for emergency mitigation measures Inspection - Target elevated slabs.

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	This is the common method used in local forensics cases that I have seen. 2. The slabs in question for the submitted suggestions are elevated slabs. Unless a slab-on-grade braces any columns for stability purposes, this language is intended to target elevated slabs. 3. Another objection from the committee may be that using infrared, or looking at voids and determining a comfortable amount of cracks, is too vague without a document to back up the procedure. As a solution to this objection, the committee could offer a criteria to quantify the voids or cracks, using some method of inspecting concrete through ACI 201, ASCE 11-99, or similar documents. (Troy Bishop) 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) Encourage a maintenance plan be implemented and followed from fist occupancy and not be deferred until the milestone inspection. (AIA)	Inspection of concrete through ACI 201, ASCE 11-99, or similar documents. Base line structural inspection using Non-destructive testing at CO. Maintenance plan to be followed from first occupancy. Additional criteria for inspection (roofing, balconies, post tension slabs, anchorage….etc.

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	Structural Inspection includes: (553.899 (7) (a) and (b) Phase 1 and 2 inspection) ○ 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. (Jim Schock) Existing Plans/Resources Access (Brad schiffer) 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) 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 ss. 553.899. See guideline and templates attached. (Jaime Gascon)	Existing plans access Consideration of life safety elements deterioration Miami-Dade County's General Consideration and Guidelines and the structural report template Consider Dade and Broward County

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	I suggest that the program in use by Dade and Broward County to be considered as a model for a statewide program. (See Attached Copy of Broward County's Current Draft Revision for Building Safety Inspection Program) (Dan Lavrich) 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. 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. See: https://fbpe.org/a-look-at-building-recertification-in-south-florida/ or more specifically use the following: Engineers who inspect a building for the purpose of recertification should observe, as a minimum, the following procedures. (These are recommended procedures, and under no circumstances are these minimum recommendations intended to supplant proper professional engineering judgement.) 1. Undertake an initial, cursory inspection for the purpose of becoming familiar with the general condition of the structure. Photographs may be taken at this time. 2. Obtain the permit plans (original design) for the building if they are available. 3. Research the permit history of the building, and become familiar with the previous work undertaken on the building, including concrete repairs, additions, modification to the main	program as a model for statewide program. Use the Coastal Construction Control Line (CCCL)in place of coastal line 22-point inspection procedure as listed in FBPE October 2021 Newsletter article.

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	structure, reroofing, window and door replacement, painting, guard-rail repair or replacement, waterproofing, expansion joints, and all items that could affect the structural frame of the building. 4. Obtain a list of observations or reports previously made by the Management Company or residents. 5. Identify persons most familiar with the condition of the building, such as building maintenance engineers who may have extended experience with many aspects of the building. 6. Obtain information on previous claims made to insurance companies, such as for hurricane damage, pool leaks, and water intrusion. 7. Obtain documentation on all service contracts, such as roofing. 8. Become familiar with the structural system and the main load-transfer components. 9. Create a check list of adjacent improvements that will be inspected, such as pool deck, seawall, retaining wall, rooftop equipment, etc. 10. Create a plan identifying and locating each structural component inspected, such as columns, soffit beams, and transfer beams. This will provide a documented history for each item to be included in follow-up inspections, including future 10-year recertifications. 11. Begin inspecting and evaluating at locations where the initial inspection documented deterioration and determined the failure mechanism.	

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	12. Starting with the lower foundation or garage area, focus on the main supporting-load-bearing systems of the building (columns, pile caps, structural slabs, cast in place transfer beams and framing beams and joists. Observe and make note of each element observed. 13. For reinforced concrete, begin by using the traditional sounding technique of a tapping hammer. This method will provide a strong ping for solid concrete and a dull sound for hollow concrete that may have internal spalling, delamination of concrete cover, and void areas. The use of simple equipment, such as tape measures, depth gauges, keel markers, and caliper gauges, is recommended. Information is noted together with sketches, photographs, and even video. This is referred to as nondestructive testing (NDT) and allows for a quick determination of the overall condition. Soundings, as they are called, are the first of the NDT methods. 14. Observe all cracks, and denote their configuration with sketches. Pay particular attention to those that are subject or exposed to water intrusion. Determine the cause of such cracks if possible. Strain gauges may be installed on cracks that are not caused by corroding steel but may be the result of settlement, overstressing, or movement. Such strain gauges can be electrically monitored if desired. In addition, elevations of critical members may be established to monitor movement using benchmarks from a licensed	

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	land surveyor. The use of feeler gauges and crack-width meters will document the size of the cracks at the time of inspection. 15. Observe and note any corrosion stains and their sources. 16. If spalling is evident at the surface of concrete members, it may be removed with a handheld non-mechanical chipping hammer to expose the steel. A photograph of the condition should be made first. Such spalled concrete is no longer providing strength or support to the member and may be removed. Ensure that a maintenance person or assistant is available to collect and preserve the removed pieces. Spalled, damaged concrete is usually removed to expose sound concrete. The removed concrete may be tested for chloride ion, strength, sulfates, and carbonation. 17. Observe the condition of the embedded steel behind the removed spalled concrete, and measure its diameter. Compare the existing diameter with the original size as constructed. 18. Observe the bond of concrete behind the exposed embedded steel. 19. Evaluate the surrounding concrete for strength and consistency by observing and probing with a handheld tool. If the evaluation indicates low or significantly reduced characteristics, a core sampling location must be determined so that a laboratory can test the in-place concrete for strength, carbonation, sulfates, PH, and chloride ion content. Refer to ACI PRC-214.4-21 as a guide	

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	to obtain cores and interpret compressive strength results in accordance with ACI 301. The inspector can assess the issue of poor consolidation in the concrete by using nondestructive techniques of ACI 228.2R-13, *Report on Nondestructive Test Methods for the Evaluation of Concrete in Structures*. 20. In-place strength values including sample size and locations can be selected using ASTM E122-17 and ASTM C823/C823M. Obviously as sample size increases, accuracy improves, but do not risk weakening the structure. 21. Other methods for NDT testing include the use of Ferroscan magnetic equipment and Profometer to locate embedded steel. Such equipment will establish the presence of steel and the concrete cover if the size of the steel is known. Ground penetrating radar (GPR) is another useful method to be used with a consultant that offers those services. 22. Review and become familiar with the *ACI SP-2 Manual of Concrete Inspection* by ACI Committee 311. In particular, Chapter 11 has detailed recommendations about using NDT methods and destructive sampling testing (DST) methods in Tables 11.1 and 11.2 of that Standard. Methods include Windsor Probe, pulse-echo, impact-echo testing, short-pulse radar, infrared wave, x-ray, and petrographic testing. (Jaime Gascon)	

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	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.** **(Click Here) For more specific information regarding the guidelines/minimum requirements for Structural assessments of existing buildings**	Include guidelines/minimum requirements for structural assessments of existing buildings within the FBC-Existing Building.

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8) Upon completion of a phase one or phase two milestone inspection, the architect or engineer who performed the inspection must submit a sealed copy of the inspection report with a separate summary of, at minimum, the material findings and recommendations in the inspection report to the condominium association or cooperative association, and to the building official of the local government which has jurisdiction. The inspection report must, at a minimum, meet all of the following criteria:
(a) Bear the seal and signature, or the electronic signature, of the licensed engineer or architect who performed the inspection.
(b) Indicate the manner and type of inspection forming the basis for the inspection report.
(c) Identify any substantial structural deterioration, within a reasonable professional probability based on the scope of the inspection, describe the extent of such deterioration, and identify any recommended repairs for such deterioration.
(d) State whether unsafe or dangerous conditions, as those terms are defined in the Florida Building Code, were observed.
	Local governments/report submittal
	
	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. (Jim Schock)
	
	• 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 preformed
	  ○ 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)
		Submit a corrective action report after repairs are made

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(e) Recommend any remedial or preventive repair for any items that are damaged but are not substantial structural deterioration. (f) Identify and describe any items requiring further inspection.		
(9) The association must distribute a copy of the inspector-prepared summary of the inspection report to each condominium unit owner or cooperative unit owner, regardless of the findings or recommendations in the report, by United States mail or personal delivery and by electronic transmission to unit owners who previously consented to received notice by electronic transmission; must		

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post a copy of the inspector-prepared summary in a conspicuous place on the condominium or cooperative property; and must publish the full report and inspector- prepared summary on the association's website, if the association is required to have a website.		
(10) A local enforcement agency may prescribe timelines and penalties with respect to compliance with this section. (11) A board of county commissioners may adopt an ordinance requiring that a condominium or cooperative association schedule or commence repairs for substantial structural deterioration within a specified timeframe after the local enforcement agency receives a phase two inspection report; however, such repairs must be commenced within 365 days after receiving such report. If an association fails to submit proof to the local enforcement agency that repairs have been scheduled or have commenced for substantial structural deterioration identified in a phase two inspection report within the required timeframe, the local enforcement agency must review and determine if the building is unsafe for human occupancy.		

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General Comments	Recommendations in the SWG document are on-point and should be followed closely (Carmelo Giglio) Encourage you to refer to the Surfside Working Group recommendations. (AIA) Encourage a holistic approach to existing building inspections including the building envelope, membrane and water intrusion in addition to locating structural deficiencies. (AIA) It is our hope that this leads to the adoption of a second key element, which is that the Florida Building Commission become charged 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. Doing so will allow the many other details and issues that will need to be addressed in the coming years be done by the Commission. (FES and ACEC)	
Outside the scope of s.553.899, FS.	Insurance Availability and Cost (Brad Schiffer) **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”	