

Comments for further consideration of the August 9th ranking report for the EBIWG

II. DEFINITIONS OPTIONS:

Option1) Remove the term “service life”

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.” (Current ranking is 2.93)

Revise to read: 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 or compromised to the point it may collapse or cause physical harm, then a Phase 2 Inspection is required.”

III. TIMEFRAME FOR INSPECTIONS OPTIONS

Combined Options 1 and 2) to provide one timeframe of 30 years for initial “Building Safety Inspection”. This may be adjusted based on further research from UF. It was noted in UF initial research there was no significant difference between coastal and inland buildings.

IV. QUALIFICATIONS FOR INSPECTORS OPTIONS

Overall there appeared to be broad support for some level of experience for inspectors conducting milestone inspections. While there were several variations in this section I would propose combining all existing recommendations into Two (2) options.

Option 1) Non-Threshold buildings:

I propose that: Phase 1 and phase 2 milestone inspections may be completed by a Florida Professional Engineer or Architect. This is consistent with current practice and relies on the ethical conduct of the design professional. I have a concern about over taxing the available assets within the state. Also, once licensed as an Architect or Engineer the licensee may design these type of structures. All Corrective action reports must be signed and sealed by the Professional engineer or Architect.

Option 2) Threshold Buildings:

It was clear in the workgroup that do to the complexity of larger threshold type buildings that some level of experience needs to be demonstrated by the milestone inspector Therefore I propose the following:

All phase 1 and 2 milestone inspections shall be performed by a Professional Engineer with either 10 years of verifiable experience involving structural design and inspections or a professional engineer with a Special Inspector designation issued by the Board of Professional Engineers. All Corrective action reports must be signed and sealed by the Professional engineer conducting the phase 2 inspection and the Special Inspector.

Option 3) Threshold Buildings:

While it was clear the workgroup had some strong feelings about the level of expertise for Engineers conducting the Phase 1 and Phase 2 milestone inspections, I remain concerned about available engineer assets to complete both the phase 1 and phase 2 inspection throughout the state. Phase 1 is primarily a visual inspection which I believe may be carried out by a Florida Architect or Professional Engineer. I propose the following:

All phase 1 milestone inspections must be performed by a Florida Architect or Professional Engineer. All phase 2 inspections shall be performed by a Professional Engineer with either 10 years of verifiable experience involving structural design and inspections or a professional engineer with a Special Inspector designation issued by the Board of Professional Engineers. All Corrective action reports must be signed and sealed by the Professional engineer conducting the phase 2 inspection and the Special Inspector

V. INSPECTION STANDARDS/CHECKLIST OPTIONS

I agree with option 1 dealing with the term Recertification and Option 5 to better define the demarcation between coastal and inland providing one common trigger can not be agreed upon. The balance of the options deal with inspection reporting, methods and items to be inspected. My option below is met to try to pull all these items together as much as possible addressing some of the concerns mentioned in our meeting.

Option 1) Inspections Criteria:

Request the Legislature give the Florida Building Commission rule-making authority to establish a minimum Building Safety Inspection Program and add it to the Florida Building Code for Existing Buildings which may be amended using the existing Local Technical Amendment process providing it does not reduce the baseline requirements. (Such Technical amendments should not be subject to the existing sunset provisions of the Law).

In addition to Inspector Qualifications, Reporting and Definitions the baseline requirements shall address the following:

- Through rule-making the commission shall establish a Building Safety Inspection program. They may use but not limited to Miami-Dade and Broward programs (excluding Electrical) as guidance document as well as other appropriate information.
- Reporting documents shall be standardized and be adaptable to electronic reporting
- Provide an overall condition assessment such as Good, Fair, Poor; along with the ability to provide a descriptive narrative and Photographs.
- Include but not limited to the following inspection areas:
 - Load bearing walls
 - Primary structural Members
 - Primary structural systems
 - Structural components of means of egress
 - Roofing,
 - Balcones,
 - Post Tension Slabs and Anchorage

- Caulking, Curtain Walls, Window installation, Flashing and Building Cladding,
- Foundations investigating excessive settlement or ground subsidence etc.
- 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.

New Option) Minimum adoptive Ordinance:

This option is based on the same process used when the commission place mandatory flood requirements into the Florida Building Code and provided a sample minimum flood ordinance which could be adopted and modified to reflect any higher standards the Jurisdiction wished to adopt. Example: you may require structural members, load bearing walls, structural systems, roofs and balconies as mandatory and water intrusion items as higher standards which may be adopted locally. This allows for smaller less populated jurisdictions to adopt according to their needs.

VI. LOCAL GOVERNMENTS/REPORT SUBMITTAL OPTIONS

Combining a few options that were ranked a 3.0 or above

Option 1 Phase 1) Milestone Inspection Report

Information to be included in the phase 1 report:

- 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
- General condition rating and any specific detail observations along with any recommendations for each inspection categories listed in the inspection criteria
- Optional area for other notes and comments
- Date(s) survey was conducted
- Date of report
- The final phase 1 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 and if the need is of such a critical nature that it is time sensitive.
- The report must provide an overall qualitative structural assessment of the building

Option 2 Phase 2) Milestone Inspection Report

Information to be included in the phase 2 report

- 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
- Date of report

- Identify the damage and describe the extent of the repairs needed along with repair recommendations
- Area(s) requiring added inspection as well as results of any testing
- Manner and type of inspections performed
- Optional area for other notes and comments
- Graded urgency of each recommended repair
- Date(s) inspection was conducted
- State if it is unsafe or dangerous condition
- Identify any needs for additional inspections
- Submit a corrective action report after repairs are made