

9/1/2022

TO: Open Letter to Florida Architects

FROM: Andy Äsk

RE: **CONDO INSPECTIONS**

SB4 mandating condo inspections in Florida is now law and is in the rule making process. I am told that the engineering community that specializes in performing these inspections is lobbying vigorously for exclusive jurisdiction over this work, even to the exclusion of architects. I take no issue with the engineers. They are behaving rationally, protecting their turf.

But architects should not be excluded from this process.

Inspecting for catastrophic structural failure, what has driven this legislation, obviously should be performed by structural engineers. But buildings are much more than just structure. Once serious structural defects are identified, an architect needs to be retained to find and correct the underlying cause, which may involve the building enclosure.

Window replacement will either have occurred in these old condominiums, or it will be pending. High performance windows totally change how air and moisture move through high rise buildings. The air barrier typically moves from the exterior walls to the corridor wall.

As a building science practitioner, I happen to be familiar with that issue. But it is only one of a multitude of components or assemblies that could have been altered without the assistance of an architect.

I urge Florida architects to come forward and demand that they be assigned this work, with exclusive jurisdiction once defects have been identified and reported. You are responsible for our health and safety in buildings. If not you, who? Do you want the state to delegate this work to others?

A.C.Ä

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