



August 5, 2022

Mr. Mo Madani, Technical Director
Building Codes & Standards Office
2601 Blair Stone Road
Tallahassee, FL 32399

RE: Comments for Florida Building Commission

Dear Mr. Madani,

Following please find comments for consideration by the commission on the proposed changes to the FBC due to the new law because of SB 4-D. I believe the law left out some important elements of the milestone inspection process that building officials will need to successfully implement the program. Understanding the proposed changes will avoid having the commission make future interpretations on the matter which will have the tendency to delay these inspections across the state, and more importantly leave a certain group of buildings without an initial milestone inspection.

Comment #1 to Proposed FBC Section 110.9.4

110.9.4. If a milestone inspection is required under this section and the building's certificate of occupancy was issued on or before July 1, 1992, for non-coastal buildings or July 1, 1997 for coastal buildings, the building's initial milestone inspection must be performed before December 31, 2024 and every 10 years thereafter. 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.

Reason why these changes are necessary:

The legislature did not address the cutoff date for coastal buildings with inspection cycle of 25-years that would be due by December 31, 2024. The date given within the bill of July 1, 1992 relates to the 30-year non-coastal buildings. This is consistent with buildings built on or before 1992 reaching a building age of 30 years or older by 2022. Similarly, the bill needed to establish that coastal buildings built on or before 1997 reaching the building age of 25 years or older by 2022 also needed to be included in the transition. Without this provision in the proposed code language, coastal buildings built between 1993 and 1997 would not have an initial milestone inspection by December 31, 2024. In fact, the 1993 through 1997 buildings will not be required to have an initial milestone inspection until the building age of 35 in 2028 through 2032, exceeding the requirements of the new law.



These coastal or non-coastal buildings built on or before 1997 and 1992, respectively, need to have their milestone inspection cycle reset to 2024, the year they are due, and every 10 years thereafter regardless of the building’s year built. This is necessary to avoid requiring these buildings from having to undergo another milestone inspection within the first 10 years after the initial milestone inspection. The chronology table following attempts to illustrate this duplication.

The Initial Milestone Inspection for non-coastal buildings (30-year cycle) built on or before 1992 are due by December 31, 2024. If the cycle is not reset, the next milestone inspection cycle would be at the anniversary of the building’s age at 40, 50, 60, and so on. The following table shows how older properties will need to have another milestone inspection within the 10-years following the initial inspection if the inspection cycle is not reset to 2024.

Chronology Table

Year Built	Inspection Cycle	Year Due	# Years after 2024.
1991	40	2031	7
1990	40	2030	6
1989	40	2029	5
1988	40	2028	4
1987	40	2027	3
1986	40	2026	2
1985	40	2025	1
1984	40	2024	0
1983	40	2023	-1 (switch to 50 year)
1983	50	2033	9
1982	50	2032	8
1981	50	2031	7
1980	50	2030	6
1979	50	2029	5
1978	50	2028	4
1977	50	2027	3
1976	50	2026	2
1975	50	2025	1
1974	50	2024	0
1973	60	2033	9
1972	60	2032	8 And so on...



Having to reset the cycle for these buildings to 2024 is the result of having all buildings built on or before 1992 brought to their initial milestone inspection by 2024.

The same happens with coastal buildings on a 25-year cycle. These will be a different set of buildings built on or before 1997 which need to have their initial milestone inspection by December 31, 2024 and every 10 years thereafter.

Comment #2 to Proposed FBC Section 110.9.6

110.9.6. Within 180 days after receiving the written notice under Section 110.9.5, the condominium association or cooperative association must complete phase one of the milestone inspection. For purposes of this section, completion of phase one of 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. A phase two report, if required, must be submitted within 180 days after submitting the phase one report.

Reason why this change is necessary:

The legislative bill provided a due date for the phase one report; however, a due date for the phase two report is unspecified. Without establishing a due date for the phase two report, the timeframe for repair in Section 110.9.11 remains indeterminate. It would become necessary for every jurisdiction to enact an ordinance to establish such timeframe.

Comment #3 Coastline Mapping

I believe the commission should include or facilitate the coastline maps for the entire state. There are many inconsistencies with mapping this line that is creating a delay in identifying buildings within a jurisdiction. I submit that the Florida Building Commission provide maps of the coastline like the wind maps provided within the code today.

Sergio Ascunce
Deputy Building Official