

Detail Report – 1 - 2024 Draft Supplement to the 8th Edition (2023) Florida Building Code

Comment #1

Staff

Add a new section to read as follows:

1808.4 Record Maintenance: Milestone inspection records must be retained by the authority having jurisdiction for the life of the building.

Background -

Assignment #3 (SB 154):

By December 31, 2024, the Florida Building Commission shall adopt rules pursuant to ss. 120.536(1) and 120.54 to establish a building safety program for the implementation of this section within the Florida Building Code: Existing Building. The building inspection program must, at minimum, include inspection criteria, testing protocols, standardized inspection and reporting forms that are adaptable to an electronic format, and **record maintenance requirements for the local authority.**

Commission's recommendation from assignment #2

2. Record Retention

The Commission recommends that the Legislature require milestone inspection records to be retained by the authority having jurisdiction for the life of the structure (*V.I.*).

TACs Recommendation (Structural/Code Admin, Roofing and EBIWG):

Commission Action:

Comment #2:

Staff

Remove duplicate text.

Revise definition to read as follows:

Substantial Structural Deterioration. Means a condition that negatively affects a building's structural condition and integrity ~~that negatively affects a building's general structural condition and integrity,~~ or a major structural component whose condition meets the definition of Dangerous.

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 architect performing the phase one or phase two inspection determines that such surface imperfections are a sign of substantial structural deterioration.

TACs Recommendation (Structural/Code Admin, Roofing and EBIWG):

Commission Action:

Comment #3:

Staff

(Code language for consistency with HB 1021 – bill effective date – July 1, 2024)

Revise section 1801.2 (Exception) to read as follows:

1801.2 Scope. An owner or owners of a building that is three stories or more in height as determined by the Florida Building Code and that is subject, in whole or in part, to the condominium or cooperative form of ownership as a residential condominium under chapter 718 or a residential cooperative under chapter 719 must have a milestone inspection performed.

Exception:

This section does not apply to a single-family, two-family, ~~or~~ three-family, or four-family dwelling with three or fewer habitable stories above ground.

TACs Recommendation (Structural/Code Admin, Roofing and EBIWG):

Commission Action:

Comment #4:

Staff

Clarification

Revise section 1804.2 to read as follows:

1804.2 Duty to Report. Any registered design professional who performs an inspection of an existing building or structure subject to milestone inspection has a duty to report to the owner, association, the local fire chief, and the building official any findings that, if left unaddressed, would endanger life or property, and shall inform the appropriate parties no later than ten (10) days after making such findings. However, if such professional finds that there are conditions in the building or structure meeting the definition of *Dangerous*, such professional shall report such conditions immediately to the building owner or association, the local fire chief, and to the building official within twenty-four (24) hours of the time of discovery. The registered design professional shall also render an opinion if the building or portions of the building need to be vacated and the timeframe for such vacation to occur. In addition to assessing any fines or penalties provided by the jurisdiction, the Building Official may report any violations of this provision to the appropriate licensing agency, regulatory board, and professional organization of such engineer or architect.

TACs Recommendation (Structural/Code Admin, Roofing and EBIWG):

Commission Action: