**Submittals by Apfelbeck 12/11/2024**

**1804.1.2 Phase Two.**  A phase two milestone inspection must be performed if any substantial structural deterioration is identified during 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 structure. However, such preference shall not supersede the inspector’s professional judgement as to determining locations for destructive and nondestructive testing that are necessary, in the sole opinion of the inspector, to assess if the building is structurally sound and safe.

**Justification:**

As previously discussed, first sentence that is added above is in Florida Statute. The EBIWG voted to remove this language from the code. However, because it is in statute, it still applies and would constrain the design professional. By adding the first sentence AND the second sentence, I believe this provides greater protection to the design professional in exercising their professional judgment than just deleting the first sentence. The added second sentence provides greater guidance and authority to the design professional in exercising their professional judgement to assess the structural soundness and safety of the building.

**Revise Phase 1 Form as follows:**

[ ] No Dangerous Condition Observed

[ ] Indication of Dangerous Condition Observed (Lift Report Reference Pages which State location(s) & condition(s), state if the building or any portion of the building needs to be vacated and, if required, the time for such vacation to occur.)

[ ] Actual Dangerous Condition Observed (List Report Reference Pages which State location(s) & condition(s)~~]~~, state if the building or any portion of the building needs to be vacated and, if required, the time for such vacation to occur.)

[ ] Indication of Substantial Structural Deterioration Observed

[ ] Actual Substantial Structural Deterioration Observed

(Any of the above SSD conditions require a Phase 2 Inspection, of such listed item)

[ ] Indication of need for maintenance

[ ] Indication of need for repair

[ ] Indication of need for replacement

(Any of the above 3 "indication" conditions require a Phase 2 Inspection, of such listed item)

[ ] All load-bearing elements, primary structural members, and primary structural systems of the Building were able to be inspected

[ ] Phase 2 is Required for certain load-bearing elements, primary structural members, and primary structural systems of the Building that were NOT able to be inspected. Such location(s) are indicated in Report Page(s) \_\_\_\_

**Justification:**

If a dangerous condition or indications of a dangerous condition are observed, a key result of this observation is a determination if the building or portions of the building need to be vacated. Based on our previous action, this is not a reporting item required under 1804.2 and, as such, should be reflected in the forms.

**Revise Phase 1 Form as follows by adding a new section 15. Safe Occupancy Determination:**

**15. Safe Occupancy Determination**

a. Based on the results of the inspection, does the building or any portion of the building need to be vacated? If so, what portions of the building need to be vacated and how quickly do those portions need to be vacated?

**Justification:**

If a dangerous condition or indications of a dangerous condition are observed, a key result of this observation is a determination if the building or portions of the building need to be vacated. Based on our previous action, this is not a reporting item required under 1804.2 and, as such, should be reflected in the forms.

**Revise Phase 2 Form as follows:**

[ ] No Dangerous Condition Observed

[ ] Indication of Dangerous Condition Observed (Lift Report Reference Pages which State location(s) & condition(s), state if the building or any portion of the building needs to be vacated and, if required, the time for such vacation to occur.)

[ ] Actual Dangerous Condition Observed (List Report Reference Pages which State location(s) & condition(s)~~]~~, state if the building or any portion of the building needs to be vacated and, if required, the time for such vacation to occur.)

[ ] Indication of Substantial Structural Deterioration Observed

[ ] Actual Substantial Structural Deterioration Observed

(Any of the above SSD conditions require a Structural Evaluation per FBCEB Repair Chapter, of such listed item)

[ ] Need for maintenance observed

[ ] Need for repair observed

[ ] Need for replacement observed

(Any of the above 3 Needs require a Structural Evaluation per FBCEB Repair Chapter, of such listed item)

[ ] All load-bearing elements, primary structural members, and primary structural systems of the Building were able to be inspected

[ ] Further Structural Evaluation is Required for certain load-bearing elements, primary structural members, and primary structural systems of the Building that were NOT able to be inspected. Such location(s) are indicated in Phase 2 Report Page(s) \_\_\_\_

**Justification:**

If a dangerous condition or indications of a dangerous condition are observed, a key result of this observation is a determination if the building or portions of the building need to be vacated. Based on our previous action, this is not a reporting item required under 1804.2 and, as such, should be reflected in the forms.

**Revise Phase 2 Form as follows by adding a new section 8. Safe Occupancy Determination:**

**8. Safe Occupancy Determination**

a. Based on the results of the inspection, does the building or any portion of the building need to be vacated? If so, what portions of the building need to be vacated and how quickly do those portions need to be vacated?

**Justification:**

If a dangerous condition or indications of a dangerous condition are observed, a key result of this observation is a determination if the building or portions of the building need to be vacated. Based on our previous action, this is not a reporting item required under 1804.2 and, as such, should be reflected in the forms.