

**40 YEAR BUILDING
SAFETY INSPECTION
PROGRAM**

Revised June 2015

TABLE OF CONTENTS

- 40 Year Building Safety Inspection Program -
Yearly Schedule - Page 70 5"
- 40 Year Building Safety Inspection Program -
Summary - Page 70 6
- Broward County Administrative Provisions from
Chapter I Florida Building Code - Section 132.17
Building Safety Inspection Program . Page 50 7
- General Information, Building Inspection Safety
Program (BCBRA Policy # 05-05) Page'70 8
- Building Safety Inspection Report Form & Guidelines
STRUCTURAL (BCBRA Policy # 05-05) Page'70 :
- Building Safety Inspection Report Form & Guidelines
ELECTRICAL (BCBRA Policy # 05-05) Page'70 2D
- Building Collapse Photos - Pages 70 2H

40 YEAR BUILDING SAFETY INSPECTION PROGRAM
YEARLY SCHEDULE

- **JUNE** (*Preceding the specified calendar year*)
Board of Rules and Appeals obtains building data from Property Appraisers Office and forwards it to each city.
- **JUNE – AUGUST**
Building Officials must notify property owners whose buildings are subject to the Safety Inspection Program for the specified calendar year.
- **SEPTEMBER – OCTOBER – NOVEMBER** (*No later than*)
90 day period for property owners to return structural and electrical check list to the City/County
- **DECEMBER through MAY** (*No later than*)
180 day period of time for those buildings requiring structural or electrical repairs to complete the work.

40 YEAR AND OLDER BUILDING SAFETY INSPECTION PROGRAM
PROGRAM SUMMARY

The 40 year and older Building Safety Inspection Program was created in 2005 and has become effective throughout Broward County in January 2006. Modeled after Miami-Dade County's program, which was established in the mid 1970s, Broward's program calls for structural and electrical safety inspections for buildings 40 years old or older and every ten years thereafter. One and two family dwellings, U.S Government, State of Florida buildings, schools under the jurisdiction of the B.C. School Board, and buildings built on Indian Reservations are exempt from this program. Miami-Dade County's effort exempts other buildings under 2,000 square feet while the Broward program excludes all buildings under 3,500 square feet. Both Counties have had instances of structural building failures. By having such a program in effect we are minimalizing the possibilities of future building failure and will be better prepared for hurricane winds.

"

*****Enclosed are checklists and guidelines for buildings to be inspected for structural integrity and electrical safety.
*****State licensed architects and engineers will be hired by private building owners to do the safety inspection.
*****The local government has the authority to establish a fee to review the Safety Inspection Reports.
*****The Building Department will review the reports submitted to verify that if the inspecting agency has deemed
*****the structural and electrical systems as safe. If any deficiency is noted, the building department shall follow
*****the guidelines of Policy #05-05 (copy attached).

*****Each year a list of buildings meeting the program requirements
*****are provided to Building Officials from a database that the Board of Rules and Appeals obtains from the County
*****Property Appraiser's Office. The program is then to be administrated by the City Building Department or the
*****County Building Department and a notification letter is sent.

*****The owner of a building or structure shall then furnish within 90 days the required Safety Inspection
*****forms to the Building Official prepared by an engineer or architect. In the event that repairs are necessary,
*****the owner has 180 days from the date of the building inspection report in which to correct the structural
*****and electrical deficiencies that pose an immediate threat to life safety. Repairs that are incidental and
*****nonlife threatening can be completed at a later date.(see page 70 9)

2. Remove the construction materials from the top of the structure and fasten down to the ground; or
3. Remove the construction materials from the job site; or
4. Store the construction materials inside an enclosed structure.

110.13.3 From June 1 to November 30 of each calendar year (the National Weather Service designated hurricane season), building materials shall be loaded on a roof no earlier than twenty (20) working days prior to the permanent installation of those materials.

110.13.4 After winds of hurricane velocity are experienced and have subsided, the Building Official shall investigate to determine if damage has occurred to buildings or other structures. The Building Official will list each structure which has suffered damage in excess of 25%.

110.13.5 No building or other structure or assembly or part thereof, which was damaged or collapsed; out of plumb or line shall be repaired or altered, or otherwise returned to its original position, without inspection and approval by the Building Official.

110.13.6 When conducting emergency damage assessments, the Building Official shall complete the Broward County Emergency Management Division Unsafe Structures Reporting Form. The reports can be faxed, emailed, or if necessary, telephoned in to the numbers prescribed on the form within forty-eight (48) hours of a building being posted as unsafe and a secondary report shall be submitted when the building is deemed safe, also within forty-eight (48) hours. The reporting form will be approved by both the Emergency Management Division and BORA.

110.13.7 Upon notification to the Building Official the owner shall retain the services of a licensed contractor who will be granted an emergency permit to secure, brace and perform any service required to make the structure safe. The contractor will be permitted to erect shoring and barricades as required to assure life safety. The Building Official will investigate to assure that the damaged structure is safe and that electrical service has been disconnected. The Building Official will then determine that the structure can be repaired or demolished per Section 105.22 of this Code.

110.13.8 Within 30 days of the Building Official's determination, either a drawing indicating the reconstruction shall be submitted for a permit per Section 105, or a permit for demolition will be issued to a licensed Demolition Contractor pursuant to Section 105.22 of this Code.

110.13.9 Physical damage occurring to meter troughs, risers and masts, weather-heads and associated electrical equipment on the exterior portion of residential structures shall be repaired by a qualified electrical contractor. Upon completion of said repairs:

110.13.9.1 Contractor shall tag the completed work with appropriate identification including Customer Name, Customer Address, brief description of repair, Contractor Name, Contractor License Number and Contractor phone number for Florida Power & Light Company (FPL) and inspecting authorities. Tag and text shall be durable and weather resistant.

110.13.9.2 FPL may, upon acknowledging the tag, reconnect the electrical service without inspection by the inspecting authorities. FPL shall take due care to ensure safety before energizing the service.

110.13.9.3 Contractor shall obtain permits after the fact within thirty days of the occurrence.

110.13.9.4 Florida Power & Light Co. shall record and submit to individual inspecting authorities a list of electrical service reconnections and locations within 30 days after the emergency or crisis conditions have subsided.

110.13.10 During the emergency period, as proclaimed by the Governor, the Building Official may accept inspection reports as outlined in Section 110.11 Special Inspector, for structural portions, including qualified Engineers or Architects for electrical, mechanical and plumbing inspections.

110.13.11 During the emergency period, as proclaimed by the Governor, the Building Official may at his or her option allow an Architect or an Engineer, or their duly authorized representative to perform required re-roofing inspections. The Architect or Engineer shall submit sealed inspection reports to the Building Official.

110.14 Storm Shutter Placement during Hurricane Season.

110.14.1 After the termination of such periods of time that had been designated by the National Weather Service as being a hurricane watch or warning, hurricane protective devices installed on occupied buildings which impede required egress or required light and ventilation shall be removed within 15 days.

110.15 Building Safety Inspection Program. BORA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. BORA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program. U. S. Government buildings, State of Florida buildings, buildings built on Indian Reservations, Schools buildings under the jurisdiction of the Broward County School Board, and One and Two Family Dwellings are exempt from this program.

Exceptions:

All single family residences, duplexes and minor structures defined as buildings or structure in any occupancy group having a gross floor area less than 3,500 square feet.

In order to implement the new Building Safety Inspection Program in an orderly manner to clear a backlog of buildings needing inspection, implementation shall proceed as follows:

1. 40 year or older buildings of 11,000 square feet or more – compliance in calendar year 2006
2. 40 year or older buildings 7,000 square feet or more – compliance no later than calendar year 2007
3. 40 year or older building 5,500 square feet or more – compliance no later than calendar year 2008
4. 40 year or older buildings 4,650 square feet or more – compliance no later than calendar year 2009
5. 40 year or older buildings 3,800 square feet or more – compliance no later than calendar year 2010
6. 40 year or older buildings 3,500 square feet or more – compliance no later than calendar year 2011

Subsequent building inspections shall be required at ten (10) year intervals -Section 110.15 Effective January 1, 2006, regardless of when the inspection report for same is finalized or filed. Any buildings or structures not otherwise excluded as set forth herein shall be inspected at the same time as the initial 40 year inspection of the building and shall be re-inspected in accordance with the schedule for the building.

SECTION 111

CERTIFICATES OF OCCUPANCY AND COMPLETION

111.1 Certificate of Occupancy

111.1.1 Use and Occupancy. No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or nature or use or portion thereof shall be made until the Building Official has issued a Certificate of Occupancy there for as provided herein. Said certificate shall not be issued until all required electrical, gas, mechanical, plumbing and fire protection systems, and provisions of FFPC have been inspected for compliance with the technical codes and other applicable laws and ordinances and released by the Building Official. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this Code or of other ordinances of the jurisdiction.

Exception: Certificates of occupancy are not required for work exempt from permits under Section 105.2.

111.2 Certificate Issued. Upon completion of construction of a building or structure and installation of electrical, fire protection, gas, mechanical and plumbing systems in accordance with the technical codes, reviewed plans and/or specifications, and after the Building Official or his or her duly authorized representative finds no violations of the provisions of this Code or other laws that are enforced by the governmental AHJ, and after the final inspection, the Building Official shall issue a Certificate of Occupancy that contains the following:

1. The building permit number.
2. The address of the structure.
3. The name and address of the owner.
4. A description of that portion of the structure for which the certificate is issued.

5. A statement that the described portion of the structure has been inspected for compliance with the requirements of this Code for the occupancy and division of occupancy and the use for which the proposed occupancy is classified.
6. For buildings and structures in flood hazard areas, a statement that documentation of the as-built lowest floor elevation has been provided and is retained in the records of the department of building safety.
7. The name of the Building Official.
8. The edition of the code under which the permit was issued.
9. The use and occupancy, in accordance with the provisions of FBC Building Chapter 3.
10. The type of construction as defined in FBC Building Chapter 6.
11. The design occupant load and the number of persons for each floor, and the allowable load live or dead per square foot for each floor in accordance with the provisions of this Code.
12. If an automatic sprinkler system is provided, whether the sprinkler system is required.
13. Any special stipulations and conditions of the building permit.

111.3 Temporary/Partial Certificate of Occupancy.

111.3.1 The Building Official is authorized to issue a Temporary Certificate of Occupancy before the completion of the entire work covered by the permit, provided that such portion or portions shall be occupied safely providing the building to be occupied has, to the satisfaction of the Building Official, met all the code provisions related to sanitary facilities, electric service, means of egress, fire resistive separation, structural adequacy, and life safety requirements as found in the FBC, Fire Protection Provisions of this Code and FFPC for the use of a building for a period of up to ninety days.

111.3.2 The Temporary Certificate of Occupancy may be issued for a period to 90 days and up to an additional 90 days if a request is made in writing to the Building Official prior to the expiration of the initial Temporary Certificate of Occupancy but under no circumstances can any Temporary Certificate of Occupancy exceed 180 days. In the event the Temporary Certificate of Occupancy has expired, the electric service may be disconnected, upon written notice by Certified Mail or hand delivery to the owner or tenant and a copy forwarded to the Public Service Corporation or agency providing service to the building or structure, pursuant to Section 112.2 of this Code. The building shall not be occupied until a new certificate of occupancy is obtained.

111.3.3 Partial Certificate of Occupancy. A Partial Certificate of Occupancy may be issued by the Building Official for portions of a building providing such portions comply with the requirements for a Certificate of Occupancy, and the portions of the building are isolated from the portions in which construction activities are continuous. Areas not included in the Partial Certificate of Occupancy shall

Subject: Broward County Board of Rules and Appeals – Building Safety Inspection Program

Section 110.15 of the Broward County Administrative Provisions of the Florida Building Code has established a Building Safety Inspection Program.

The procedures established herein are the basic guidelines for the Building Safety Inspection program.

The requirements contained in the Florida Building Code, covering the maintenance of buildings, shall apply to all buildings and/or structures now existing or hereafter erected. All buildings and/or structures and all parts thereof shall be maintained in a safe condition, and all devices or safeguards that are required by the Florida Building Code shall be maintained in good working order. Electrical wiring, apparatus and equipment, and installations for light heat or power and low voltage systems as are required and/or regulated by the Building Code, now existing or hereinafter installed, shall be maintained in a safe condition and all devices and safeguards maintained in good working order.

These guidelines shall not be construed as permitting the removal or non-maintenance of any existing devices or safeguards unless authorized by the Building Official.

Building Safety Inspection of buildings / structures and components:

For the purpose of these guidelines, Building Safety Inspection shall be construed to mean the requirement for specific inspection of existing buildings and structures and furnishing the Building Official with a written report of such inspection as prescribed herein.

A (1). Inspection procedures shall conform, in general, to the minimum inspection procedural guidelines as issued by the Board of Rules and Appeals. This inspection is for the sole purpose of identifying structural and electrical deficiencies of the building or structure that pose an immediate threat to life safety or where failure of a critical component is imminent. This inspection is not to determine if the condition of an existing building is in compliance with the current edition of the Florida Existing Building Code or the National Electrical Code.

(2). Such inspection shall be for the purpose of determining the structural & electrical condition of the building or structure to the extent reasonably possible of any part, material or assembly of a building or structure which affects the safety of such building or structure and/or which supports any dead or designed live load, and the general condition of its electrical systems pursuant to the Building Code.

(3). The inspecting professional shall have a right of entry into all areas he/she deems necessary to comply with the program.

(4). The Building Official shall ensure that the owner(s) (or their duly authorized representative(s)) of all buildings requiring inspection under these guidelines file the necessary documentation to confirm compliance with the guidelines set forth herein.

B (1). All buildings, except single-family residences, duplexes and minor buildings or structures as defined below, shall be recertified in the manner described below where such buildings or structures have been in existence for forty (40) years or longer, as determined by the Building Official, who shall at such time issue a Notice of Required Inspection to the building owner.

(2). Subsequent Building Safety Inspections shall be required at ten (10) year intervals from the date of the 40th anniversary of existence of buildings or structures regardless of when the inspection report for same is finalized or filed. Any buildings or structures not otherwise excluded as set forth herein shall be inspected at the same time as the initial 40 year inspection of the building and shall be re-inspected in accordance with the schedule for the building. Buildings that the original 40 year inspection dates are specified in the exception to 110.15 (2011 and earlier) shall have the 10 year re-inspections scheduled starting 10 years following the date schedule shown in the exceptions to 110.15.

(3). In the event a building is determined to be structurally and electrically safe under the conditions set forth herein, and such building or structure is less than forty (40) years of age, a Building Safety Inspection shall not be required for a minimum of ten (10) years from that time, or age forty (40), whichever is the longer period of time.

C. Minor buildings or structures shall, for the purpose of this subsection, be defined as buildings or structures in any occupancy group having a gross area of 3,500 sq. ft. or less. Any building or structure which houses, covers, stores or maintains any support features, materials or equipment necessary for the operation of all or part of the primary structure, or operation of any feature located upon the real property, shall not be considered a minor building and shall be subject to inspection as otherwise set forth herein. Also included in the Safety Inspection Program are elevated decks.

D (1). The owner of a building or structure subject to Building Safety Inspection shall furnish, or cause to be furnished, within ninety (90) days of Notice of Required Building Safety Inspection, the Broward County Board of Rules and Appeals Building Safety Inspection Certification Form to the Building Official, prepared by a Professional Engineer or Architect registered in the State of Florida, certifying that each such building or structure is structurally and electrically safe, or has been made structurally and electrically safe for the specified use for continued occupancy, in conformity with the minimum inspection procedural guidelines as issued by the Board of Rules and Appeals.

(2). Such written report shall bear the impressed seal and signature of the certifying Engineer or Architect.

(3). Such Engineer or Architect shall undertake such assignments only where qualified by training and experience in the specific technical field involved in the inspection and report.

(4). Such report shall indicate the manner and type of inspection forming the basis for the report and description of any matters identified as requiring remedial action.

(5). In the event that repairs or modifications are found to be necessary resulting from the Building Safety Inspection Report, the owner shall have a total of 180 days from the date of the Building Safety Inspection Report, unless otherwise specified by the Building Official in accordance with Florida Building Code Section 1104 (Broward County Administrative Code), in which to correct the structural and electrical deficiencies that pose an immediate threat to life, health, safety or where failure of a critical component is imminent. Once the corrections have been completed a Professional Engineer, or Registered Architect shall re-inspect the areas noted on the original report and shall provide the building owner a signed and sealed letter stating the corrections have all been completed. The building owner shall submit that letter to the Building Official. For deficiencies that cannot be corrected within 180 days, the time frame may be extended when a time frame is specified by the Professional Engineer or Registered Architect and approved by the Building Official. Such extension shall be contingent on maintaining an active building permit as specified in Florida Building Code Section 105.1.3 (Broward County Administrative Code).

Repairs or modifications of deficient conditions that are incidental and non-life threatening shall be completed within a time frame as specified by the inspecting Professional Engineer or Registered Architect and approved by the Building Official. All repairs or modifications shall be completed in conformance with all applicable Sections of the Florida Existing Building Code* and the National Electrical Code.

E (1). In the event an owner fails to submit the 40 year Inspection Report the governing authority shall elect the choice of either a Special Magistrate or Code Enforcement Board as set forth under Florida Statutes Sec. 162, et. al., to conduct a hearing to address such failure. In the event an owner fails to comply with repair or modification requirements as determined from the Building Safety Inspection Report as set forth herein the structure may be deemed to be unsafe and unfit for occupation. Such findings shall be reviewed by the Building Official and may be sent to the Special Magistrate, Code Enforcement Board or Unsafe Structures Board, as appropriate.

* The Florida Existing Building Code will specify whether the repairs or modification can be made under the code in effect when the building was originally permitted or the code currently in effect.



**Building Safety Inspection Report Form Amended 03/15/12
STRUCTURAL**

Building Information

Building / Structure address _____

Legal description _____

Folio # of Building /Structure _____

Owner's name _____

Owner's mailing address _____

Building Code Occupancy Classification _____ In accordance with Building Code Edition _____

Type of Construction _____ In accordance with Building Code Edition _____

Size (Square footage) _____

Number of Stories _____

Inspection Firm

Inspection Firm or Individual _____

Address _____

Phone _____

Inspection Commencement Date ____ / ____ / ____ Inspection Completion Date ____ / ____ / ____

Inspection made by _____

In accordance with Section 110.15 of the Broward County Administrative provisions of the Florida Building Code and the Broward County Board of Rules and Appeals Policy # 05-05 the required safety inspection has been completed.

- No Repairs required
- Repairs are required as outlined in the attached inspection report.

Licensed Professional Engineer / Architect _____

License # _____



Seal

" I am qualified to practice in the discipline in which I am hereby signing."

Signature and Date _____

As a routine matter, and in order to avoid possible misunderstanding, nothing in this inspection Report Form, attached Minimum Inspection Guideline and our Non-Destructive Observations, should be construed directly, or indirectly, as guaranteed or warranty for any portions of the structure. To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the structure, based upon careful evaluation of observed conditions, to the extent reasonably possible.

MINIMUM INSPECTION GUIDELINES
FOR BUILDING SAFETY INSPECTION
STRUCTURAL

I. Masonry Walls

A. General Description

1. Concrete masonry units
2. Clay tile or terra cotta units
3. Reinforced concrete tie columns
4. Reinforced concrete tie beams
5. Lintels
6. Other type bond beams

B. Cracks: Identify crack size as **HAIRLINE** if barely discernible; **FINE** if less than 1 mm in Width; **MEDIUM** if between 1 and 2 mm in width; **WIDE** if over 2 mm

1. Location - note beams, columns, other
2. Description

C. Spalling:

1. Location - note beams, columns, other
2. Description

D. Rebar corrosion

1. None visible
2. Minor
3. Significant - structural repairs required (describe)

II. Floor and Roof Systems:

A. Roof:

1. Describe type of framing system (flat, slope, type roofing, type roof deck, condition)
2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of supports.
3. Note types of drains and scuppers and condition.

B. Floor system(s):

1. Describe (type of system framing, material, condition)
2. Heavy equipment and conditions of support

C. Inspection - note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members.**III. Steel Framing Systems:**

- A. Description
- B. Exposed Steel - describe condition of paint & degree of corrosion.
- C. Concrete or other fireproofing - note any cracking or spalling, and note where any covering was removed for inspection.
- D. Elevator sheaves beams & connections, and machine floor beams - note Condition.

IV. Concrete Framing Systems:

- A. Full description of structural system.
- B. Cracking:
 1. Not significant.
 2. Location and description of members affected and type cracking.
- C. General condition.
- D. Rebar corrosion
 1. None visible
 2. Minor
 3. Significant - structural repairs required (describe)

V. Windows:

- A. Type (Wood, steel, aluminum, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other)
- B. Anchorage - type & condition of fasteners and latches.
- C. Sealants - type & condition of perimeter sealants & at mullions.
- D. Interior seals - type & condition at operable vents.
- E. General condition.

VI. Wood Framing:

- A. Describe floor system
- B. Note condition connector or stress
- C. Note rotting or termite damage
- D. Note alignment problems
- E. Note bearing deficiencies
- F. Note any significant damage that might affect safety and stability of building structure.

VII. Exterior Finishes / Note any structural deficiencies in the following.

- A. Stucco
- B. Veneer
- C. Soffits
- D. Ceiling
- E. Other



Building Safety Inspection Report Form Amended 03/15/12

ELECTRICAL

Building Information

Building / Structure address _____
 Legal description _____
 Folio Number of Building /Structure _____
 Owner's name _____
 Owner's mailing address _____
 Building Code Occupancy Classification _____ In accordance with Building Code Edition
 Type of Construction _____ In accordance with Building Code Edition
 Electrical Installation _____ In accordance with National Electrical Code Edition
 Size (Square footage) _____
 Number of Stories _____

Inspection Firm

Inspection Firm or Individual _____
 Address _____
 Telephone Number _____
 Inspection Commencement Date ____ / ____ / ____ Inspection Completion Date ____ / ____ / ____
 Inspection made by _____

In accordance with Section 110.15 of the Broward County Administrative provisions of the Florida Building Code and the Broward County Board of Rules and Appeals Policy # 05-05 the required safety inspection has been completed.

- No Repairs required
- Repairs are required as outlined in the attached inspection report.

Licensed Professional
 Engineer / Architect _____
 License # _____

" I am qualified to practice in the discipline in which I am hereby signing."

Signature and Date _____



Seal

As a routine matter, and in order to avoid possible misunderstanding, nothing in this inspection Report Form, attached Minimum Inspection Guideline and our Non-Destructive Observations, should be construed directly, or indirectly, as guaranteed or warrantee for any portions of the structure. To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the structure, based upon careful evaluation of observed conditions, to the extent reasonably possible.

MINIMUM INSPECTION GUIDELINES FOR
BUILDING SAFETY INSPECTION
ELECTRICAL

- I. **Electrical Service:**
 - A. Size, Amperage, Voltage:
 - B. Phase:
 - C. Condition: Code Compliant () Requires Repair ()
 - D. Comments:

- II. **Meter and Electrical Rooms:**
 - A. Clearances: Code Compliant () Requires Repair ()
 - B. Comments:

- III. **Switchboards/Meter/Motor Control Centers:** Code Compliant () Requires Repair ()
Comments:

- IV. **Grounding:**
 - A. Service Code Compliant () Requires Repair ()
 - B. Equipment Code Compliant () Requires Repair ()
 - C. Comments:

- V. **Conductors:** Code Compliant () Requires Repair ()
Comments:

- VI. **Auxiliary Gutters/ Wireways/ Busways:**
 - A. Location: Code Compliant () Requires Repair ()
 - B. Comments:

- VII. **Electrical Panels:**
 - A. Location Code Compliant () Requires Repair ()
 - B. Clearance Code Compliant () Requires Repair ()
 - C. Identification Code Compliant () Requires Repair ()
 - D. Comments:

- VIII. **Disconnects:**
 - A. Location Code Compliant () Requires Repair ()
 - B. Clearance Code Compliant () Requires Repair ()
 - C. Identification Code Compliant () Requires Repair ()
 - D. Comments:

- IX. **Branch Circuits:**
 - A. Identification Code Compliant () Requires Repair ()
 - B. Comments:

- X. **Conduit/Raceways:** Code Compliant () Requires Repair ()
Comments:

- XI. **Low Voltage Wiring Methods** Code Compliant () Requires Repair ()
Comments:

- XII. **Building Illumination:**
 - A. Building Egress Code Compliant () Requires Repair ()
 - B. Emergency Code Compliant () Requires Repair ()
 - C. Exit Signs Code Compliant () Requires Repair ()
 - D. Comments:

- XIII. **Fire Alarm System:** Code Compliant () Requires Repair ()
Comments:

- XIV. **Smoke Detectors:** Code Compliant () Requires Repair ()
Comments:

- XV. **Generator:**
 - A. Emergency Code Compliant () Requires Repair ()
 - B. Standby/Optional Code Compliant () Requires Repair ()
 - C. Comments:

- XVI. **Site Wiring:** Code Compliant () Requires Repair ()
Comments:

- XXIV. **Swimming Pool/Spa Wiring:** Code Compliant () Requires Repair ()
Comments:

- XXV. **Wiring to Mechanical Equipment:** Code Compliant () Requires Repair ()
Comments:

- XXVI. **General Additional Comments:**

Federal Drug Administration Regional Office
Downtown Miami
Garage collapsed in August 1974
7 dead - 20 Injured





1996
4111 South Ocean Drive,
Hollywood, Fl.
Balcony Collapse



2006
4564 El Mar Dr.
Lauderdale by the Sea, Fl.
Balcony Collapse






Wilma's revenge

A second-story balcony on a beachfront condo in Lauderdale-By-The-Sea collapsed on Tuesday morning forcing at least five people to evacuate. Broward County authorities said the apartments affected were not occupied and no one was injured. As you can see with the blue roof tarp, the building had already been damaged by last year's Hurricane Wilma.

(NBC 6)

Apr 18, 2006

Related Content

 [Balcony collapse forces 5 from units at LBTS condo](#)

Copyright © 2006, South Florida Sun-Sentinel