

**Florida**

**Building**

**Commission**

**Recommendations on**

**Milestone Structural**

**Inspection Requirements**

***Ron DeSantis, Governor Melanie Griffin, DBPR Secretary Jim Shock, Chairman***

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# Introduction

On June 24, 2021, the Champlain Towers South condominium building in Surfside, Florida, partially collapsed, resulting in the deaths of 98 people. The causes of the collapse are currently being investigated by a team from the National Institute of Standards and Technology.

In response to this tragedy, the Florida Legislature unanimously passed Senate Bill 4-D (2022) in a special session in May 2022. The bill created section 553.899, Florida Statutes, which required mandatory structural inspections for condominium and cooperative buildings. These “milestone inspections” are required when buildings reach a certain age, depending on their distance from the coastline. Buildings are first subjected to a visual, qualitative assessment of their structural condition; if signs of substantial structural deterioration are found, then a second phase of inspection to fully assess the structural soundness of the building and confirm its safety is required.

Section 553.899, Florida Statutes, directs the Florida Building Commission to complete two assignments. The first assignment requires the Commission to “review the milestone inspection requirements under this section and make recommendations, if any, to the Legislature to ensure inspections are sufficient to determine the structural integrity of a building.” The second assignment requires the Commission, in consultation with the State Fire Marshal, to “provide recommendations to the Legislature for the adoption of comprehensive structural and lifesafety standards for maintaining and inspecting all types of buildings in this state that are three stories or more in height.”

To complete the two assignments, the Chairman of the Florida Building Commission created the Existing Building Inspection Workgroup (EBIWG). The EBIWG is comprised of 16 members who have experience in structural engineering, architecture, building inspection and plan review, building materials, building management, and other related fields; five of the members are also currently-serving members of the Florida Building Commission. For the first assignment, the Chairman of the Florida Building Commission tasked the EBIWG with evaluating the milestone inspection requirements put into place by section 553.899, Florida Statutes, and to make recommendations to the Commission to ensure that the milestone inspection requirements actually achieve the Legislature’s goal of maintaining the safety and structural integrity of condominium and cooperative buildings in the State of Florida. The EBIWG met multiple times to discuss the milestone inspection requirements and the issues surrounding implementation of the program. The workgroup solicited public opinion and provided opportunity for public testimony at its meetings, and engaged in a consensus-building process to identify potential recommendations that had a broad base of support. These consensus recommendations were then provided to the Florida Building Commission for its consideration, and the Commission subsequently voted to approve the recommendations contained within this report.

# Recommendations

## Implementation

[I.1, V.2, V.6]

As an overarching principle, the Commission believes that it would be more efficient and practical to develop the milestone inspection program via the rulemaking process, which would make it easier to modify in response to new research, data, developments, and stakeholder input. The Commission recommends that the Legislature grant the Commission rulemaking authority and charge it to establish a minimum Building Inspection Safety Program/Milestone Inspection Program within the Florida Building Code, Existing Building volume. The minimum Building Inspection Safety Program/Milestone Inspection Program would contain milestone inspection requirements, standardized inspection forms, checklists, and provide other baseline guidance and minimum requirements, which could be further strengthened at the local level by jurisdictions which choose to do so.

This approach would have the benefit of using the Commission’s existing consensus-building process to develop an inspection scheme with input from impacted stakeholders, including building owners and local building departments, and house the requirements in the Florida Building Code, which should increase the ease of use for local jurisdictions.

**I. Option 1 – Ranked 4.00)** Recommend that instead of making changes to the Law the Legislature charge the Building Commission with rulemaking to further define the inspection criteria and process implementation as outlined in Section 553.899, F.S.

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| **V. Option 2 – Ranked 3.62) Inspections Criteria.** Request the Legislature give the Florida Building Commission rule-making authority to establish a minimum Building Safety Inspection Program (use language in law milestone) and add it to the Florida Building Code for Existing Buildings which may be amended using the existing Local Technical Amendment process providing it does not reduce the baseline requirements. (Such Technical amendments should not be subject to the existing sunset provisions of the Law). In addition to Inspector Qualifications, Reporting, and Definitions the baseline requirements shall address the following:   * Through rule-making the Commission shall establish a Building Safety Inspection program. They may use but not limited to Miami-Dade and Broward programs (excluding Electrical) as guidance document as well as other appropriate information. * Reporting documents shall be standardized and be adaptable to electronic reporting. * Provide an overall condition assessment such as Good, Fair, Poor; along with the ability to provide a descriptive narrative and Photographs. * Include but not limited to the following inspection areas:   + Load bearing walls,   + Primary structural Members,   + Primary structural systems,   + Structural components of means of egress,   + Roofing,   + Balcones,   + Post Tension Slabs and Anchorage,   + Sealants, Curtain Walls, Storefronts, Window installation, Flashing and Building Cladding,   + Foundations investigating excessive settlement or ground subsidence etc.,   + Review of existing construction documents, permits and inspection records check for non-approved changes,   + Review of Maintenance records, and inspection of any flood protective measures such as seawalls or floodproofing provisions. |

**V. Option 6 – Ranked 3.00)** Develop a new Chapter (Chapter 18) within the FBCEB 2020 as a Supplement, to include the FBCB 110.9 information as well as universal baseline guidance and minimum requirements for mandatory milestone inspections. The Chapter should define common terminology, condition ratings, and minimum requirements applicable to all building sizes and construction materials relative to mandatory milestone inspections. Within this recommendation, it is proposed to call the new Chapter, “FBCEB Chapter 18 Guideline for Mandatory Milestone Inspections”, and to include the below Sections at a minimum:

Section 1801 Purpose & Scope

Section 1802 Definitions, Symbols, and Notations

Section 1803 General Requirements

Section 1804 Structural Integrity

Section 1805 Phase 1 Milestone Inspection Minimum Requirements

Section 1806 Phase 2 Milestone Inspection Minimum Requirements

Section 1807 Referenced Standards

## Changes to Statutory Language and Other General Issues

### Coastal and Inland Structures

[III.3]

The Commission recommends removing the distinction between coastal and inland structures at the present time, until there is evidence to support their being treated differently. Preliminary data from a Commission-funded research project by the University of Florida (UF) assessing the 40 year building recertification programs in Miami-Dade and Broward counties suggests that there may not be an appreciable difference in the levels of degradation observed between coastal and inland structures, and that it may not warrant the additional administrative and economic burdens of treating them differently.

**III. Option 3 – Ranked 3.69)** Have only one initial timeline for the first milestone inspection of 30 years. This may be adjusted based on further UF research.

[II.2, V.4]

If the Legislature wishes to maintain the coastal/inland dichotomy, then the Commission recommends that the method for determining the structure’s distance to the coast be simplified, in order to assist local jurisdictions in determining which classification applies to each building. The Commission recommends that this be done by either:

* Tasking the Commission with developing, or facilitating the development of an official coastal map or other means of determining a structure’s distance from the coast, or

**II. Option 2 – Ranked 3.43) Coastline Mapping.** The commission should include or facilitate the coastline maps for the entire state.

* Using the Coastal Construction Control Line as the measuring point to determine the structure’s distance from the coast.

**V. Option 4 – Ranked 3.23)** Use the Coastal Construction Control Line (CCCL) as the line from which to measure the three-miles in from the coast; see line 229 of SB 4-D.

### Inspection Due Dates

[III.1]

There appear to be ambiguities or potential omissions pertaining to when the initial milestone inspections are due for certain buildings. The provisions of the law essentially provide:

* If a condominium or cooperative building is three stories or more in height, it must have a milestone inspection performed by December 31 of the year in which it reaches 30 years of age, and every ten years thereafter.
* If the building is located within three miles of a coastline, it must have a milestone inspection performed by December 31 of the year in which it reaches 25 years of age, and every ten years thereafter.
* If a milestone inspection is required and the building’s certificate of occupancy was issued on or before July 1, 1992, then the building’s initial milestone inspection must be performed before December 31, 2024.

The current language of the law essentially provides a grace period for performing the required inspections for buildings which were issued a certificate of occupancy on or before July 1, 1992; such structures must have their inspections performed by December 31, 2024. However, it appears that a structure with a certificate of occupancy issued on July 2, 1992, would have to have its milestone inspection performed by December 31, 2022, as it would not be covered by the grace period. It is unclear whether this was the intent of the Legislature.

Additionally, the grace period appears to contemplate addressing noncoastal structures. For coastal structures with certificates of occupancy issued after July 1, 1992, whose initial 25 year milestone inspections would have been due as early as 2017, it is unclear when their initial inspections are required. The Commission recommends that the Legislature clarify these requirements.

**III. Option 1 – Ranked 3.93)** 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.

### Other Issues

The Commission recommends making the following additional changes:

* [II.3] Removing the term “service life” from the statute and instead using “life of the building.”

**II. Option 3 – Ranked 3.36)** **Specific Statutory and/or Rule Language Change.** Drop the term “Service Life” from Statute*.*

* [II.1] Changing “load-bearing walls” to “load-bearing elements,” and refer to the definitions found in Chapter 2 of the Florida Building Code, Existing Building, rather than section 627.706, Florida Statutes. The definitions for these terms in the Florida Building Code would be updated to match those found in section 627.706, Florida Statues.

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| **II. Option 1 – Ranked 3.71) Specific Statutory and/or Rule Language Change.** (FBCB 2020 S2 passages provided as example below and mirrors the updates to SB-4D) To ensure that the milestone inspections sufficiently determine the structural integrity of a building, the current wording of SB-4D 553.899(2)(a) and FBCB 2020 S2 Section 110.9.2(a) should be updated to enclose pre-defined phrases in quotations, to only reference FBC Definitions, and correct the term “load-bearing walls” to reflect the wording of the term as defined in FBCEB, as follows.   1. “Milestone inspection” means a structural inspection of a building, including an   inspection of “load-bearing ~~walls~~ elements”, ~~and the~~ “primary structural members”, and “primary structural systems” ~~as those terms are defined in s. 627.706, Florida Statutes~~  as defined by FBCEB Chapter 2,  *The FBC Existing Buildings Chapter 2 should then be updated to copy/paste the referenced definitions from FS 627.706, and to clarify the definition of “primary structural member” to include “and/or” as shown within the “Relevant Background Information” section of this Recommendation.*  This recommendation is also to update 553.899(7)(a) and FBCB Section 110.9.7.1 as follows, for consistent use of terms:  110.9.7.1. For phase one of the milestone inspection, a licensed architect or engineer authorized to practice in this state shall perform a visual examination of habitable and nonhabitable areas of a building, including the inspection of items described within Section 110.9.2(a) ~~major structural components of a building~~, and provide a qualitative assessment of the structural conditions of the building. If the architect or engineer finds nosigns of substantial structural deterioration to any building components under visual examination, phase two of the inspection, as provided in Section 110.9.7.2, is not required. An architect or engineer who completes a phase one milestone inspection shall prepare and submit an inspection report pursuant to Section 110.9.8. |

* [II.3] Alternatively, changing “load-bearing walls” to “load-bearing elements,” but maintain the reference to section 627.706, Florida Statutes.

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| **II. Option 3 – Ranked 3.14)** To ensure that the milestone inspections sufficiently determine the structural integrity of a building, the current wording of SB-4D 553.899(2)(a) and FBCB 2020 S2 Section 110.9.2(a) should be updated to enclose pre-defined phrases in quotations, and correct the term “load-bearing walls” to reflect the wording of the term as defined in FBCEB, as follows.  (a) “Milestone inspection” means a structural inspection of a building, including an inspection of “load-bearing ~~walls~~ elements”, as defined by FBCEB Chapter 2, and the “primary structural members” and “primary structural systems”, as ~~those terms are~~ defined in s. 627.706, Florida Statutes,…”  This recommendation is also to update 553.899(7)(a) and FBCB Section 110.9.7.1 as follows, for consistent use of terms:  110.9.7.1. For phase one of the milestone inspection, a licensed architect or engineer authorized to practice in this state shall perform a visual examination of habitable and nonhabitable areas of a building, including the inspection of items described within Section 110.9.2(a) ~~major structural components of a building~~, and provide a qualitative assessment of the structural conditions of the building. If the architect or engineer finds no signs of substantial structural deterioration to any building components under visual examination, phase two of the inspection, as provided in Section 110.9.7.2, is not required. An architect or engineer who completes a phase one milestone inspection shall prepare and submit an inspection report pursuant to Section 110.9.8 |

* [III.3] Requiring that a Phase 2 progress report with an estimated timeline for completion be submitted within 180 days after submitting a Phase 1 report, when a Phase 2 report is required.

**III. Option 3 – Ranked 3.71)** 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. If required, a Phase 2 progress report with an estimated timeline for completion, must be submitted within 180 days after submitting the Phase 1 report.

## Inspections

Subsection 553.899(8), Florida Statutes, specifies what Phase 1 and Phase 2 inspection reports must contain, at a minimum. The Commission recommends that a standardized form be utilized, and that the following additional items be included:

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| [VI.1] Phase 1 Reports | [VI.2] Phase 2 Reports |
| * Name of the Condo or Coop entity, along with contact information * Name and contact information of the licensed individual(s) conducting the inspection * General condition rating and any specific detail observations, along with any recommendations for each inspection category listed in the inspection criteria * Optional area for other notes and comments * Date(s) survey was conducted * Date of report * The report must provide instruction if a Phase 2 inspection is required and if the need is of such a critical nature that it is time-sensitive. * The report must provide an overall qualitative structural assessment of the building. | * Name of the Condo or Coop entity, along with contact information * Name and contact information of the licensed individual(s) conducting the inspection * References cited under Phase 1 report for follow up * Date of report * Identify the damage and describe the extent of the repairs needed along with repair recommendations * Area(s) requiring additional inspection, as well as results of any testing * Manner and type of inspections preformed * Optional area for other notes and comments * Graded urgency of each recommended repair * Date(s) inspection was conducted * Identify any need for additional inspections |

**VI. Option 1 – Ranked 3.85) Phase 1 Milestone Inspection Report**. Information to be included in the Phase 1 report:

* Name of the Condo or Coop entity along with contact information
* Name and contact information of the licensed individual(s) conducting the inspection
* Provision for signature and seal of the licensed individual conducting the inspection
* General condition rating and any specific detail observations along with any recommendations for each inspection categories listed in the inspection criteria
* Optional area for other notes and comments
* Date(s) survey was conducted
* Date of report
* The final phase 1 report must be submitted to the Jurisdiction for record purposes and to establish if a need for further action is necessary.
* The report must provide instruction if a Phase 2 inspection is required and if the need is of such a critical nature that it is time sensitive.
* The report must provide an overall qualitative structural assessment of the building.

**VI. Option 2 – Ranked 3.77) Phase 2 Milestone Inspection Report.** Information to be included in the Phase 2 report:

* Name of the Condo or Coop entity along with contact information
* Name and contact information of the licensed individual(s) conducting the inspection
* Provision for signature and seal of the licensed individual conducting the inspection
* References cited under Phase I report for follow up
* Date of report
* Identify the damage and describe the extent of the repairs needed along with repair recommendations
* Area(s) requiring added inspection as well as results of any testing
* Manner and type of inspections preformed
* Optional area for other notes and comments
* Graded urgency of each recommended repair
* Date(s) inspection was conducted
* State if it is unsafe or dangerous condition
* Identify any needs for additional inspections
* Submit a corrective action report after repairs are made.

The Commission further recommends:

* [V.5] Adopting nationally-recognized testing protocols for Phase 2 inspections.

**V. Option 5 – Ranked 3.08)** **Phase 2.** Require, when testing and at the discretion of the design professional, the use of scientific testing protocols for Phase 2 inspections in addition to visual inspection techniques for determining the structural integrity of a building.

NDT Protocols for existing buildings are as follows for Phase 2:

1. ASTM F1869 – Chloride test for concrete

2. ASTM C876 (half-cell) – Scan of concrete at a depth of 6” to measure rebar deterioration

3. ASTM C1153- Thermography

4. ASTM D8231 modified – Electronic Leak Detection of membrane roofing

5. AAMA 511 – Pressure Testing of Fenestrations

6. ASTM D4580 – Delam roller for Stucco and Concrete

* [VI.2] Requiring the submission of a corrective action report to the local building official after required repairs have been made.

**VI. Option 2 – Ranked 3.77) Phase 2 Milestone Inspection Report.** Information to be included in the Phase 2 report:

* Name of the Condo or Coop entity along with contact information
* Name and contact information of the licensed individual(s) conducting the inspection
* Provision for signature and seal of the licensed individual conducting the inspection
* References cited under Phase I report for follow up
* Date of report
* Identify the damage and describe the extent of the repairs needed along with repair recommendations
* Area(s) requiring added inspection as well as results of any testing
* Manner and type of inspections preformed
* Optional area for other notes and comments
* Graded urgency of each recommended repair
* Date(s) inspection was conducted
* State if it is unsafe or dangerous condition
* Identify any needs for additional inspections
* Submit a corrective action report after repairs are made.
* [V.3] Requiring the authority having jurisdiction to store plans and related resources for buildings so that they are available when needed for milestone inspections, and to update those documents if relevant remodeling occurs.

**V. Option 3 – Ranked 3.38)** Ensure Existing Plans/Resources Access.

* House in building departments (AHJ), so resources/plans are available when needed for inspections, etc.
* Avoid duplication of researching available construction documents.
* Updating the documents if remodeled.

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## D. Professional Qualifications

In order for the milestone inspections to achieve the Legislature’s purpose, they must be performed by individuals with the appropriate training and expertise to identify potential structural safety issues. Subsection 553.899(7), Florida Statutes, currently provides that a licensed architect or engineer may perform both phases of a milestone inspection.

It would be beneficial to seek input from the licensing boards for engineers and architects to determine whether special certification or experience should be required in order to perform Phase 2 inspections, or in order to perform inspections on threshold buildings. The Florida Building Code does not impose professional qualification requirements, and the Commission believes that any such requirements pertaining to milestone inspections should originate via statute or through promulgation by rule by the respective licensing boards.

Since the qualification of the inspectors is a significant factor in the overall efficacy of the inspection regime, however, as a starting point the Commission recommends the following options for consideration:

* [IV.1] Requiring that all corrective work be inspected by a professional engineer with a special inspector certification.

**IV. Option 1 – Ranked 3.62)** All corrective work inspections: all corrective work must be permitted through the Building Official and be inspected by a Professional Engineer with a Special Inspector certification. The final correction report must be submitted to the Building Official and sealed by the special inspector and approved by the milestone phase 2 inspector if they are not the same person. The permit must be finalized by the Building Official.

* [IV.2] For non-threshold buildings, allowing Phase 1 and Phase 2 milestone inspections to be completed by a professional engineer or architect, with all corrective action reports being signed and sealed by the professional engineer or architect.

**IV. Option 2 – Ranked 3.50)** **Non-Threshold Buildings.** Phase 1 and Phase 2 milestone inspections may be completed by a Florida Professional Engineer or Architect. All Corrective action reports must be signed and sealed by the Professional engineer or Architect.

* [IV.4] Alternatively, requiring all Phase 2 inspections to be performed by a professional engineer with either a structural engineer or special inspector certification.

**IV. Option 4 – Ranked 3.23) All Phase 2 Inspections** must be performed by a Professional Engineer with either SE or SI designation (Section 553.899 (7) (b) Phase 2 inspection).

* [IV.7] Requiring Phase 1 inspections to be carried out by a professional engineer or architect who has experience designing the structural components of buildings and inspecting the structural components of existing buildings.

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| **IV. Option 7 – Ranked 3.00) Qualifications to Perform Inspections:** Phase One: a licensed architect or professional engineer, who has experience designing the structural components of buildings and inspecting structural components of existing buildings. |

* [IV.6] For threshold buildings, a professional engineer performing inspections or preparing

reports must be qualified as a special inspector.

**IV. Option 6 – Ranked 3.08)** When the building is a threshold building as defined in the FBC, the engineer conducting the inspection and preparing the report must also be qualified as a Special Inspector by the State of Florida DBPR.

* [IV.5] Specifying that when an architect or professional engineer is required, the services may be provided by a team of professionals with an architect or professional engineer acting as a Registered Design Professional in Responsible Charge, with all work and reports required to be signed and sealed by the appropriate, qualified team member.

**IV. Option 5 – Ranked 3.21)** When an Architect or Professional Engineer is required, they can be a team of professionals with an Architect or Professional Engineer acting as a *Registered Design Professional in Responsible Charge*. All work and reports must be signed and sealed by the appropriate, qualified team member.

* [II.2] Utilizing the ASCE 11-99 Guidelines for Structural Condition Assessment of Existing Buildings as a baseline for providing a reasonable standard of care when performing milestone inspections.

**II. Option 2 – Ranked 3.43) Standard of Care.** Use the ASCE 11-99 Guidelines for Structural Condition Assessment of Existing Buildings (1) as a standard for assessments for providing a reasonable standard of care.

* [IV.3] Providing a definition of the term “milestone inspector” in statute, for clarity.

**IV. Option 3 – Ranked 3.29) Specific Statutory and/or Rule Language Change.** (FBCB 2020 S2 passages provided below and mirrors the updates to SB-4D)**.** To ensure that the milestone inspections sufficiently determine the structural integrity of a building, the current wording of SB-4D 553.899(2) and FBCB 2020 S2 Section 110.9.2 should be reorganized to provide the description of an inspector as its own term, “milestone inspector”, referencing the purpose of the “milestone inspection”, and update such references within the remainder of the text, as follows:

**(a) “Milestone Inspector”** means a licensed architect or engineer authorized to practice in this state and capable of performing the “milestone inspection” for the purposes of attesting to the life safety and adequacy of the structural components of the building, by determining if substantial structural deterioration is present as defined herein, and, to the extent reasonably possible, determining the general structural condition of the building as it affects the safety of such building, including a determination of any necessary maintenance, repair, or replacement of any structural component of the building. In accordance with Section 110.9, the Milestone Inspector must develop the Phase 1 and/or Phase 2 milestone inspection plan(s) in order to fulfill the purpose of the ”milestone inspection”, and perform the Phase 1 and/or Phase 2 on-site inspections in order to achieve the milestone inspection’s purpose.

(~~a~~b) “Milestone inspection” means a structural inspection of a building, including an inspection of load-bearing walls and the primary structural members and primary structural systems, as those terms are defined in s. 627.706, Florida Statutes, by a Milestone Inspector as defined herein. ~~licensed architect or engineer authorized to practice in this state for the purposes of attesting to the life safety and adequacy of the structural components of the building and, to the extent reasonably possible, determining the general structural condition of the building as it affects the safety of such building, including a determination of any necessary maintenance, repair, or replacement of any structural component of the building.~~ The purpose of such inspection is to determine if there is substantial structural deterioration as defined herein, in accordance with Section 110.9.7, and is not to determine if the condition of an existing building is in compliance with the Florida Building Code Building or the firesafety code.

(~~b~~c) “Substantial structural deterioration” means substantial structural distress that negatively affects a building’s general structural condition and integrity. 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 in accordance with Section 110.9.7.

*Subsequently, the below passages can also be updated to simply say “Milestone Inspector” and reference the “milestone inspection” definition:*

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 Milestone Inspector ~~licensed engineer or architect~~ who performed the phase one inspection submitted the inspection report by e-mail…

110.9.7. A milestone inspection consists of two phases:

110.9.7.1. For phase one of the milestone inspection, a Milestone Inspector ~~a licensed architect or engineer authorized to practice in this state~~ shall perform a visual examination of habitable and nonhabitable areas of a building, including the inspection of items described within Section 110.9.2(b) ~~major structural components of a building~~, and provide a qualitative assessment of the structural conditions of the building. If the Milestone Inspector ~~architect or engineer~~ finds no signs of substantial structural deterioration to any building components under visual examination, phase two of the inspection, as provided in Section 110.9.7.2, is not required. A Milestone Inspector ~~An architect or engineer~~ who completes a phase one milestone inspection shall prepare and submit an inspection report pursuant to Section 110.9.8.

**110.9.7.2.** A phase two of the 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 **Milestone** 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 Milestone Inspector must give preference to locations that are the least disruptive and most easily repairable while still being representative of the structure. A~~n~~ **Milestone** Inspector who completes a phase two milestone inspection shall prepare and submit an inspection report pursuant to Section 110.9.8.

110.9.8. Upon completion of a phase one or phase two milestone inspection, the Milestone Inspector ~~architect or engineer~~ who performed the inspection must submit a sealed copy of the inspection report with …

# Conclusion

The inspection of existing buildings for the purpose of ensuring their structural integrity and safety is a complex topic that involves many different professional disciplines, and the intersection of different levels of state and local government.

The Commission, by design, is comprised of members representing many of these interrelated fields and disciplines, and the recommendations provided in this report reflect the consideration of many of the practical implications of carrying out all facets of such an inspection regimen.

Some of the recommendations are more important than others; most could be achieved through multiple possible means (for example, by statute, through rulemaking, or via local ordinance). The Commission hopes that the foregoing report is of use to the Legislature when deciding how to proceed with this important topic.

James R. Schock

Chairman, Florida Building Commission

# Appendix

* Final EBIWG Ranking Sheet
* UF Report