

From: Gascon, Jaime (RER) <Jaime.Gascon@miamidade.gov>
Sent: Friday, January 26, 2024 1:41 PM
To: Evans, Sabrina <Sabrina.Evans@myfloridalicense.com>; Madani, Mo <Mo.Madani@myfloridalicense.com>
Cc: Clarke, Lundy J. (RER) <Jeanne.Clarke@miamidade.gov>
Subject: RE: EBIWG

[NOTICE] This message comes from a system outside of DBPR. Please exercise caution when clicking on links and/or providing sensitive information. If you have concerns, please contact your Knowledge Champion or the DBPR Helpdesk.

Good afternoon Sabrina and Mo,

Thank you for providing us the summary of our January 8th meeting (Meeting 13) of the EBIWG. In that meeting we collectively chose to not rank the items that appeared on pages 27 to 41, of the worksheet, and I am requesting these be placed in the February 15th Ranking Worksheet for consideration. These items are listed below and come straight from pages 27 – 41 of the attached e-mail to facilitate reinserting in the worksheet.

Contact me with any questions.

Thank you.

Jaime D. Gascón, P.E.

Director, Board and Code Administration Division

Miami-Dade County Department of Regulatory and Economic Resources

11805 SW 26 St, Room 230

Miami, FL 33175-2474

Phone:(786) 315-2508

www.miamidade.gov/building

Miami-Dade County is a public entity subject to Chapter 119 of the Florida Statutes concerning public records. Email messages are covered under such laws and thus subject to disclosure.

6. MASONRY BEARING WALL – Indicate good, fair or poor on appropriate lines

- a. Concrete masonry units: Good Fair Poor
- b. Clay tile or cotta units: Good Fair Poor
- c. Reinforced concrete tie columns: Good Fair Poor
- d. Reinforced concrete tie beams: Good Fair Poor
- e. Lintel: Good Fair Poor
- f. Other type bond beams: Good Fair Poor
- g. Masonry Finishes – **Exterior:**
 1. Stucco: Good Fair Poor
 2. Veneer: Good Fair Poor
 3. Paint Only: Good Fair Poor

4. Other: Good Fair Poor

4a. Explain: _____

h. Cracks – Note beams, columns, or others, including locations (description):

EBIWG Ranking Exercise 28

i. Spalling – In beams, columns, or others, including locations (description):

j. Rebar corrosion – Check appropriate line:

- 1. None Visible
- 2. Minor – Patching will suffice
- 3. Significant – Patching will suffice
- 4. Significant – Structural repairs required

4a. Describe:

k. Were samples chipped out for examination in spalled areas?

- 1. No
- 2. Yes – Describe color, texture, aggregate, general quality:

7. FLOOR AND ROOF SYSTEM

a. Roof:

EBIWG Ranking Exercise 29

1) Roof pitch

Flat

Pitched

2) Roof structural framing

Wood

Steel

Concrete

3) Structural framing

condition Good Fair Poor

4) Roof deck material

Concrete Non-structural / insulating concrete on steel deck

Wood Bare steel deck

Structural concrete on steel deck

5) Roof cladding type

Tile Single ply (Membrane)
Asphalt shingles Metal
Built-up roofing (BUR) Other

EBIWG Ranking Exercise 30
6) Roof covering condition
Condition Good Fair Poor

7-A) Proposed Amendment to Sections 7. 6) of Phase 1 Milestone Inspection Form. [Jim Schock]

6) Roof covering condition **and flashing**

AVERAGE 4= Acceptable 3= Minor Reservations 2= Major Reservations 1= Not Acceptable

January 8, 2024 Ranking of Schock's Proposed Amendment to Phase 1 Report Forms for Fillable PDF and Electronic Versions

Comments:

- *Schock Rationale:* Add Flashing to this inspection because it is historically a point of water penetration.

-

7) Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of support:

8) Note types of drains, scuppers, and condition:

EBIWG Ranking Exercise 31

9) Describe parapet construction and current condition:

10) Describe mansard construction and current condition:

Condition Good Fair Poor

11) Describe any roofing framing member with obvious overloading, overstress, deterioration, or excessive deflection:

12) Note any expansion joint and condition:

Condition Good Fair Poor

b. Floor System(s):

1. Describe (Type of system framing, material, spans, condition, balconies):

Condition Good Fair Poor

EBIWG Ranking Exercise 32

2. Balcony structural system

Edge and building face supported

Cantilever

3. Balcony exposure (if structure is on the coast)

- Ocean facing
- Non-ocean facing

4. Balcony construction

- Concrete
- Steel framing with concrete topping
- Wood
- Other (define in narrative)

5. Balcony condition rating

- Good
- Fair (e.g., minor cracking, minor rebar corrosion – patching will suffice)
- Poor (e.g., significant cracking, rebar corrosion requiring repairs)
- N/A

6. Balcony condition description (e.g., spalling, cracking, rebar corrosion)

7. Stairs and escalators – Indicate location, framing system, material, and condition:

8. Ramps – Indicate location, framing system, material, and condition:

9. Guardrails – Indicate type, location, material, and condition:

Guard system

Wood Stainless

steel Glass

Metal Ungalvanized Steel CMU Kneewall

Aluminum Concrete Kneewall Other _____

10. Guard condition (define ratings depending on guard system)

Good

Fair

Poor

c. Inspection – Note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members:

8. STEEL FRAMING SYSTEM

a. Full description of system:

b. Exposed Steel – Describe condition of paint and degree of corrosion:

8-A) Proposed Amendment to Sections 8. b. of Phase 1 Milestone Inspection Form. [Jim Schock]

b. Exposed Steel – Describe condition of paint and degree of corrosion **noted as well as the location:**

AVERAGE 4= Acceptable 3= Minor Reservations 2= Major Reservations 1= Not Acceptable
January 8, 2024 Ranking of Schock's Proposed Amendment to Phase 1 Report Forms for Fillable PDF and Electronic Versions

Comments:

- *Schock Rationale*: Describes the location of the issue being noted.

-

EBIWG Ranking Exercise 35

c. Steel Connections – Describe type and condition:

d. Concrete or other fireproofing – Describe any cracking or spalling and note where any covering was removed for inspection:

e. Identify any steel framing member with obvious overloading, overstress, deterioration or excessive deflection (provide location(s)):

f. Elevator sheave beams, connections, and machine floor beams – Note column:

9. CONCRETE FRAMING SYSTEM

a. Full description of structural system:

EBIWG Ranking Exercise 36

b. Cracking:

1. Significant Not Significant

Significant

2. Description of members affected location and type of cracking:

c. General condition:

d. Rebar Corrosion – Check appropriate line:

1. Non-Visible
2. Location and description of members affected and type cracking
3. Significant – Patching will suffice
4. Significant – Structural repairs required (Describe):

e. Were samples chipped out for examination in spalled areas?

1. No
2. Yes – Describe color, texture, aggregate, general quality:

EBIWG Ranking Exercise 37

f. Identify any concrete framing member (e.g., slabs and transfer elements) with obvious overloading, overstress, deterioration (e.g., efflorescence at underside of slab or at base of column or wall) or excessive deflection (provide location(s)):

10. WINDOWS, STOREFRONTS, CURTAINWALLS AND EXTERIOR DOORS

a. Structural Glazing on the exterior envelope of threshold building: Yes No

1. Previous Inspection

Date:

2. Description of Curtainwall Structural Glazing and adhesive sealant:

3. Describe condition of system: _____

b. Exterior Doors:

1. Type (wood, steel, aluminum, sliding glass door, other):

Anchorage type and condition of fasteners and latches: _____

EBIWG Ranking Exercise 38

2. Sealant type and condition of sealant:

3. General Condition:

4. Describe repairs needed:

11. WOOD FRAMING

a. Type – Fully describe if mill construction, light construction, major spans, trusses:

b. Indicate condition of the following:

1. Walls:

EBIWG Ranking Exercise 39

2. Floors:

3. Roof member, roof trusses:

c. Note metal fitting (i.e., angles, plates, bolts, splint pintles, other and note condition):

d. Joints – Note if well fitted and still closed:

e. Drainage – Note accumulations of moisture: _____

EBIWG Ranking Exercise 40

f. Ventilation – Note any concealed spaces not ventilated:

g. Note any concealed spaces opened for inspection:

h. Identify any wood framing member with obvious overloading, overstress, deterioration, or excessive deflection: _____

12. BUILDING FACADE INSPECTION

a. Identify and describe the exterior walls and appurtenances on all sides of the building (cladding type, corbels, precast appliques, etc.):

EBIWG Ranking Exercise 41

b. Identify attachment type of each appurtenance type (mechanically attached or adhered): _____

c. Indicate the condition of each appurtenance (distress, settlement, splitting, bulging, cracking, loosening of metal anchors and supports, water entry, movement of lintel or shelf angles or other defects): _____

13. SPECIAL OR UNUSUAL FEATURES IN THE BUILDING

a. Identify and describe any special or unusual features (i.e., cable suspended structures, tensile fabric roof, large sculptures, chimney, porte-cochere, retaining walls, seawalls, etc.): _____

b. Indicate condition of special feature, its supports and connections:

14. DETERIORATION

a. Based on the scope of the inspection, describe any structural deterioration and describe the extent of such deterioration. _____

Jaime D. Gascon, P.E.

Director, Board and Code Administration Division

Miami-Dade County Department of Regulatory and Economic Resources

11805 SW 26 St, Room 230

Miami, FL 33175-2474

Phone:(786) 315-2508

www.miamidade.gov/building

Miami-Dade County is a public entity subject to Chapter 119 of the Florida Statutes concerning public records. Email messages are covered under such laws and thus subject to disclosure.

From: Evans, Sabrina <Sabrina.Evans@myfloridalicense.com>

Sent: Tuesday, January 9, 2024 11:40 AM

To: Madani, Mo <Mo.Madani@myfloridalicense.com>

Subject: EBIWG

EMAIL RECEIVED FROM EXTERNAL SOURCE

Good morning EBIWG members,

This is to let you know that tentatively, the upcoming meeting for the EBIWG will be held February 15, 2024, at 9:00 a.m. via conference call/webinar. We will send another email once the date of the meeting has been confirmed. Also, attached for your review is the "EBIWG Options Acceptability Ranking Worksheet" as revised during the January 8, 2024, EBIWG meeting. Please email your proposed options/comments to Jeff Blair and Mo Madani no later than January 26, 2024. This is to give Jeff and staff needed time to compile and organize the comments for review and consideration during the upcoming meeting.

If you have any question , please feel free to contact myself or Mr. Mo Madani.

Thanks,

Sabrina D. Evans

Community Planner

Florida Building Commission

Division of Professions

Department of Business and Professional Regulation

2601 Blair Stone Rd,
Tallahassee FL 32399
850-717-1836
Sabrina.Evans@myfloridalicense.com
[Florida Building Commission](#)