

Existing Building Inspection Workgroup Work plan

Objective: Discuss and provide recommendations to the Commission regarding the following:

Assignment #1.

The Florida Building Commission shall 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 commission must provide a written report of any recommendations to the Governor, the President of the Senate, and the Speaker of the House of Representatives by December 31, 2022.

Appoint Workgroup members 7/1/2022

Work Plan for Assignment #1.

Workgroup 1st meeting (Teleconference/Webinar) 7/14/2022

Workgroup Orientation

Program review:

- Background information
- Recommendations/reports from various workgroups/organizations regarding Champlain Towers South collapse
- Existing certification inspection programs
- Relevant research projects
- National standards/codes
- Presentation(s) (optional)

Identify Key topical issues for evaluation

Solicit recommendation/comments from interested parties 7/15-28/2022

Workgroup 2nd meeting (Teleconference/Webinar) 8/9/2022

- Review and consider recommendations/comments received from interested parties
- Continue identification of key topical issues for evaluation

Workgroup 3rd meeting (Teleconference/Webinar)

9/13/2022

- Review and consider recommendations/comments received from interested parties
- Continue identification of key topical issues for evaluation
- Continue preliminary Ranking of key recommendations

Workgroup 4th meeting (Teleconference/Webinar)

10/4/2022

- Continue to review and consider recommendations/comments received from interested parties
- Rank/prioritize key recommendations
- Formulate recommendations for action

Commission reviews the workgroup's draft recommendations for Assignment #1 10/11/2022

Work Plan for Assignment #2.

Assignment #2.

The Florida Building Commission shall consult with the State Fire Marshal to provide recommendations to the Legislature for the adoption of comprehensive structural and life safety standards for maintaining and inspecting all types of buildings and structures in this state that are three stories or more in height. The commission shall provide a written report of its recommendations to the Governor, the President of the Senate, and the Speaker of the House of Representatives by December 31, 2023.

Note: The general purpose of the life safety aspects of Assignment #2 is to identify coordination issues necessary to make sure that a milestone inspector has a checklist for verification that life safety inspections as required by the Florida Fire Prevention Code are being done and to identify types of buildings this assignment should apply to.

Approach:

Life safety as a component of the milestone inspection:

- Determine which types of buildings the life safety verification/inspection should govern.
- Determine which components of the building life safety systems should be verified during the milestone inspection. **For this item, please limit your determination/ life safety components to those listed in the requirements for**

existing buildings as detailed in Chapters 13 through 37 of NFPA 101 as included in the 7th Edition 2020 of the Florida Fire Prevention Code.

- Provide for a uniform life safety verification checklist criteria for use during the milestone inspection(s). The following are items to consider as the basis for the uniform life safety verification checklist:
 - a. Validating and supporting what's already being done
 - b. Partnering up to ensure compliance
 - c. Identify if there were deficiencies that were flagged by the fire official that the building is still needing to comply with
 - d. Confirm that the annual, bi-annual, or tri-annual inspections are being performed
 - e. Identify tell-tale sign(s) for the milestone inspector to check
 - f. Verification via requesting a public record from the jurisdiction to verify that all violation(s) has been corrected.
 - g. NFPA 1 – section 10.2.7 allows the third party life safety inspector to perform life safety inspections

Structural as component of the milestone inspection:

- Review Section 553.899 Mandatory structural inspections for condominium and cooperative buildings, Florida Statutes and determine which aspect(s) of these statutes would be applicable to Assignment #2.
- Review Commission's recommendations for Assignment #1 and determine which of these recommendations would be applicable to Assignment #2.

Workgroup 5th meeting (Teleconference/Webinar)

2/2/2023

- Review the Existing Building Inspection Workgroup's Work plan
- Provide an update regarding the Final Commission Report on Milestone Inspection (Assignment #1)
- Presentation:
 - Overview of the fire safety annual inspection requirements for existing buildings as required by Section 633.218, Florida Statutes – by John Gatlin
- Assignment #2: Identification of key topical issues/approach for evaluation

Workgroup 6th meeting (Teleconference/Webinar)

4/27/2023

- Review the Existing Building Inspection Workgroup's Work plan
- Background Information
- Review and acceptability rank recommendations/comments received from interested parties and workgroup members
- Continue identification of key topical issues for evaluation

Workgroup 7th meeting (Teleconference/Webinar) 6/06/2023

- Review the Existing Building Inspection Workgroup's Work plan
- Background Information
- Review and acceptability rank recommendations/comments received from interested parties and workgroup members
- Continue identification of key topical issues for evaluation

Workgroup 8th meeting (Teleconference/Webinar) 7/12/2023

- Review and consider recommendations/comments received from members and interested parties
- Continue identification of key topical issues for evaluation
- Continue Ranking of key recommendations

Workgroup 9th meeting (Teleconference/Webinar) 8/16/2023

- Review and consider recommendations/comments received from interested parties
- Continue identification of key topical issues for evaluation
- Continue Ranking of key recommendations

Workgroup 10th meeting (Teleconference/Webinar) 9/15/2023

- Review recommendations for action

Commission reviews the workgroup's draft recommendations for Assignment #2. 10/17/2023

Work Plan for Assignment #3.

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.

Technical Approach/Strawman – FBC-EB Chapter 18:

(1) Florida Building Code – Existing Building

- Create new chapter – “Chapter 18 Minimum Requirements for Mandatory Milestone Inspections.”
- Relocate Section 110.9, Mandatory Structural Inspections for Condominium and Cooperative Buildings, of the Florida Building Code – Building to the newly created Chapter 18.

- **Option 6 – Ranked 3.00)** Develop a new Chapter (Chapter 18) within the FBCEB ~~2020~~ 2023 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

(2) Standards for inspection and maintenance of existing buildings/checklist

- Review available literature/standards/existing certification inspection programs relating to inspection and maintenance of existing buildings
- Establish criteria for inspection and certification of existing buildings
- Establish inspection and reporting forms

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.

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. It may use, but not limited to, the 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, with labels 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.

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 performed
- 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.

Option Initially Ranked 3.50) The final 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. The report must provide a qualitative structural assessment of the building.

If required by the phase 1 inspection destructive or nondestructive testing may be required.

- Recommend a program to fully address the repairs
- Submit the Phase 2 Report to the jurisdiction

- Seal the report
- Manner and type of inspections performed
- Identify the damage and describe the extent of the repairs needed along with repair recommendations
- State if it is unsafe or dangerous condition
- Identify any needs for additional inspections

- Submit a corrective action report after repairs are made (553.899 (8) reporting).

Option Initially Ranked 3.42) Suggested post-repair report to document repairs completed as well as verification of post-work inspection by licensed professional and/or local Building Department if permits were required.

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.

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

(3) Testing Protocols

(4) 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.

- (5) NDT Protocols for existing buildings are as follows for Phase 2:
- (6) 1. ASTM F1869 – Chloride test for concrete
- (7) 2. ASTM C876 (half-cell) – Scan of concrete at a depth of 6” to measure rebar deterioration
- (8) 3. ASTM C1153- Thermography
- (9) 4. ASTM D8231 modified – Electronic Leak Detection of membrane roofing
- (10) 5. AAMA 511 – Pressure Testing of Fenestrations
- (11) 6. ASTM D4580 – Delam roller for Stucco and Concrete

(4) Alternative(s)

Option 1 – Ranked 3.71)

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.

(5) Resources

- BORA – Minimum Inspection Procedural Guidelines for Building Structural Recertification
- Miami-Dade County - Minimum Inspection Procedural Guidelines for Building Structural Recertification
- International Code Council – Ensuring the Safety of Existing Buildings in Florida
- 2021 International Property Maintenance Code
- Assessment of Inspection Reporting and Building Conditions in South Florida (Miami-Dade and Broward Counties) – Phase I and Phase II
- Based on the strawman above, staff will assemble a draft for Chapter 18 of the FBC – EB by December 2023.

Timeline:

- 10/13/2023 1st draft of Chapter 18 available for review by the EBIWG
- 12/15/2023 2nd draft of Chapter 18 revised as per the EBIWG’s comments
- 1/30/2024 Publish 3rd draft of Chapter 18 for review and comments by both EBIWG members and interested parties.
- 2/29/2024 Publish 4th draft of Chapter 18 for further review and comments by both the EBIWG members and interested parties.

4/16/2024 1st Rule development workshop (Glitch)
6/18/2024 2nd Rule development workshop
TBD Final Rule Hearing
12/31/2024 Effective date

Workgroup 11th meeting (Teleconference/Webinar) 10/30/2023

- Review and consider comments received from members and interested parties regarding the 1st draft of Chapter 18 Minimum Requirements for the Mandatory Milestone Inspection of the 2023 Florida Building Code – Existing Building

Workgroup 12th meeting (Teleconference/Webinar) 12/04/2023

- Continue to review and consider comments received from members and interested parties regarding the 1st draft of Chapter 18 Minimum Requirements for the Mandatory Milestone Inspection of the 2023 Florida Building Code – Existing Building

Workgroup 13th meeting (Teleconference/Webinar) 1/08/2024

- Review and consider comments received from members and interested parties regarding the 2nd draft of Chapter 18 Minimum Requirements for the Mandatory Milestone Inspection of the 2023 Florida Building Code – Existing Building

Workgroup 14th meeting (Teleconference/Webinar) 2/15/2024

- Review and consider comments received from members and interested parties regarding the 3rd draft of Chapter 18 Minimum Requirements for the Mandatory Milestone Inspection of the 2023 Florida Building Code – Existing Building

Workgroup 15th meeting (Teleconference/Webinar) 3/14/2024

- Review draft for action

Commission reviews the workgroup's draft recommendations for Assignment #3. 4/16/2024

- 4/16/2024 1st Rule development workshop (Glitch)
- 6/18/2024 2nd Rule development workshop (Glitch – if necessary)
- TBD Final Rule Hearing
- 12/31/2024 Effective date