

**EXISTING BUILDING INSPECTION WORKGROUP
TELECONFERENCE MEETING FROM TALLAHASSEE
PLEASE JOIN MY MEETING FROM YOUR COMPUTER, TABLET OR SMARTPHONE**

[HTTPS://GLOBAL.GOTOMEETING.COM/JOIN/533378925](https://global.gotomeeting.com/join/533378925)

UNITED STATES (TOLL FREE): 1 877 309 2073

ACCESS CODE: 533-378-925

March 20, 2024

9:00 A.M.

Minutes

EXISTING BUILDING INSPECTION WORKGROUP PRESENT:

James Schock, Chairman
Heather Anesta
Anthony Apfelbeck
David Compton
Eric Stafford for Dr. Anne Cope
Jaime Gascon

Jeffery Gross
Stephen Kowkabany
Mark Mikkelson
Craig Parrino
Michael Savage
Brad Schiffer

EXISTING BUILDING INSPECTION WORKGROUP NOT PRESENT:

Joseph Belcher
Hamid Bahadori
William Bracken

Daniel Lavrich
Morgan White

STAFF PRESENT:

Mo Madani
Jim Hammers
Marlita Peters

Justin Vogel
Sabrina Evans

MEETING FACILITATION:

The meeting was facilitated by Jeff Blair from Facilitated Solutions, LLC. Consultation, Process Design & Facilitation. Information at: facilitatedsolutions.org

Welcome

Time: 9:00 a.m.

Mr. Blair welcomed everyone to the meeting of the Existing Building Inspection Workgroup.

Roll Call:

Mr. Blair performed roll call for the Existing Building Inspection Workgroup. A quorum was determined with 12 members present at roll call.

Agenda Approval:

Mr. Apfelbeck entered a motion to approve the agenda for today's meeting as posted. Mr. Stafford seconded the motion. The motion passed unanimously with a vote of 12 to 0.

Approval of minutes from January 8, 2024, and February 15, 2024:

Mr. Mikkelson entered a motion to approve the minutes from January 8, 2024, and February 15, 2024, as posted. Mr. Apfelbeck seconded the motion. The motion passed unanimously with a vote of 12 to 0.

The Existing Building Inspection Workgroup's Workplan

Mr. Madani briefly reviewed the Existing Building Inspection Workgroup's Workplan.

Motion:

Mr. Apfelbeck entered a motion to accept the Existing Building Workgroup's workplan. Mr. Savage seconded the motion. The motion passed unanimously with a vote of 12 to 0.

Background Information:

Mr. Madani briefly reviewed the background information.

SECTION 1 – 2024 DRAFT SUPPLEMENT TO THE 8th EDITION (2023)

1. Minor proposed editorial amendment by Jim Schock

Commissioner Schock provided details on the minor proposed editorial amendment.

Ranking:

The EBIWG ranked the minor proposed editorial amendment with a 4.0.

2. Comment on Section 115 Unsafe Buildings by Jim Schock

Commissioner Schock provided details on the comment on section 115 Unsafe Building.

Discussion:

Members of the workgroup and staff went into discussion with questions and comments.

Ranking:

Ranked as previous.

CHAPTER 18, MINIMUM REQUIREMENTS FOR THE MANDATORY MILESTONE INSPECTIONS - 8TH. EDITION (2023), FLORIDA BUILDING CODE, EXISTING BUILDING

3. Justin Vogel's legal Comment 1801.1 General

Mr. Vogel provided details on his legal comment, which involved changing the language of the provision so that it was written from the perspective of the Commission rather than the legislature.

Motion:

Mr. Apfelbeck entered a motion to accept Mr. Vogel's comments. Mr. Gascon seconded the motion. The motion passed unanimously with a vote of 12 to 0.

4. This is a staff correlation issue by Anthony Apfelbeck.

No action required.

5. Justin Vogel's legal Comment 1802.1

Mr. Vogel provided details on his legal comment.

Motion:

Mr. Apfelbeck entered a motion to change "shall" into "may". Mr. Stafford seconded the motion. The motion passed unanimously with a vote of 12 to 0.

Discussion:

Members of the workgroup and staff went into discussion with questions and comments.

Motion Continued:

The motion passed unanimously with a vote of 12 to 0.

6. Minor proposed editorial amendment by Jim Schock

Commissioner Schock provided details on the minor proposed editorial amendment.

Motion:

Mr. Gascon entered a motion. Commissioner Compton seconded the motion. The motion passed unanimously with a vote of 12 to 0.

7. Justin Vogel's legal Comment 1804.2 Duty to report Option 1.

8. Justin Vogel's legal Comment 1804.2 Duty to report Option 2.

Mr. Vogel asked for the Workgroup and staff to decide on Option 1 or Option 2.

Motion:

Mr. Apfelbeck entered a motion to approve Option 2. Mr. Stafford seconded the motion.

Discussion:

Mr. Gascon spoke in support of Option 2 and asked to change "shall" into "may".

Motion Continued:

Mr. Apfelbeck and Mr. Stafford agreed to add to change "shall" into "may" to the motion. The motion passed unanimously with a vote of 12 to 0.

9. Justin Vogel's legal Comment mandatory professional licensing complaint requirement in the Code 1804.2

Mr. Vogel provided details on his legal comment.

Motion:

Mr. Apfelbeck entered a motion to retain the language and change "shall" into "may". Mr. Gascon seconded the motion. The motion passed unanimously with a vote of 12 to 0.

10. Justin Vogel's Legal Comment 1808.3 Required Repairs or Modifications.

Mr. Vogel provided details on his legal comment.

Motion:

Mr. Apfelbeck entered a motion to retain the language and change “shall” into “may”. Mr. Gascon seconded the motion. The motion passed unanimously with a vote of 12 to 0.

SECTION 2 – MILESTONE INSPECTION REPORT FORMS

11. Jim Schock Requests Clarification: The entire form is geared to this question (structural repairs) and results are provided elsewhere. Is this referring to existing repairs?

Commissioner Schock requested clarification.

Discussion:

Members of the workgroup and staff went into discussion with questions and comments.

Motion:

Ms. Anesta entered a motion to remove E from the form. Commissioner Shock seconded the motion. The motion passed unanimously with a vote of 12 to 0.

12. Add a “Significant ” check box to Section 6 questions by Jim Schock

Commissioner Schock provided details on to Add a “Significant ” check box to Section 6 questions.

Discussion:

Members of the workgroup and staff went into discussion with questions and comments.

Ms. Anesta discussed Section 9 on the form.

Motion:

Commissioner Compton entered a motion to leave section 9 as it is on the form. Mr. Stafford seconded the motion.

Discussion:

Members of the workgroup and staff went into discussion with questions and comments.

Motion:

The motion passed with a vote of 11 to 1. (Heather Anesta)

Mike Savage left the meeting, making the quorum 11 members present.

Mr. Gascon provided a suggestion of what sections needed a checkbox to indicate the value “significant.”.

Commissioner Compton provided a comment.

Motion:

Mr. Gascon entered a motion in those section to add a checkbox for “significant” in the identified portions of the form. Commissioner Schock seconded the motion. The motion passed unanimously with a vote of 11 to 0.

13. Add “Roof” to 7.a. 3)

Commissioner Schock provided details on his proposal to Add “Roof” to 7.a. 3).

Motion:

Commissioner Schock entered a motion to Add “Roof” to 7.a. 3). Mr. Gascon seconded the motion. The motion passed unanimously with a vote of 11 to 0.

14. Add “and guards” after balconies in Section 7.b.1.

Commissioner Schock provided details on his proposal to Add “and guards” after balconies in Section 7.b.1.

Discussion:

Mr. Gascon provided a comment.

Commissioner Schock requested to withdraw the proposal.

15. We need to add a significant check box within the report. Currently we primarily just have Poor, Fair and Good. As it is now poor could be interrupted as not dangerous by Jim Schock

No action needed.

16. Staff to review numbering of the sections in the final version and correct as needed by Jim Schock

No action needed.

17. Proposed Reordering of the Phase 1 Milestone Inspection Report Form Sections by Thomas Grogan

Mr. Grogan provided details on Proposed Reordering of the Phase 1 Milestone Inspection Report Form Sections.

Discussion:

Members of the workgroup and staff went into discussion with questions and comments.

Motion:

Commissioner Schock entered a motion leave the form as it is. Commissioner Compton seconded the motion.

Discussion:

Ms. Anesta provided a comment.

Motion Continued:

The motion passed with a vote of 10 to 1. (Heather Anesta)

18. This language included in the Phase 1 Form, should also be added to the Phase 2 Form by Jim Schock

No action needed.

19. Staff correlation item by Jim Schock

No action needed.

20. Provide a grading scale for Section 5. of the Phase 2 Report Form by Jim Schock

Commissioner Schock requested to withdraw the proposal.

21. Replace the current categories in Section 9, with 3 new categories for the Phase 2 Report Form by Jim Schock

Commissioner Schock provided details on his proposal to replace the current categories in Section 9, with 3 new categories for the Phase 2 Report Form.

Discussion:

Mr. Gascon provided a comment.

Motion:

Mr. Gascon entered a motion to change the categories in item 9 of the phase two report in line with three laid out in the proposal. Commissioner Schock seconded the motion.

Discussion:

Members of the workgroup and staff went into discussion with questions and comments.

Alternative Motion:

Ms. Anesta entered a motion to add two additional boxes (for actual dangerous conditions observed and inaccessible structural component) to the three identified in the proposal. The motion died from a lack of second.

Previous Motion:

The motion passed with a vote of 10 to 1. (Heather Anesta)

**PROPOSED AMENDMENTS TO WORKGROUP'S CONSENSUS RANKED DRAFT
MARCH 20, 2024:**

Mr. Blair provided details on the proposed amendments to Workgroup's consensus ranked draft March 20, 2024.

Motion:

Mr. Kowkabany entered a motion for the Existing Building Inspection Workgroup recommends that the Florida Building Commission incorporate the Workgroup's package of consensus ranked recommendations as the Florida Building Commission's requirements for establishment of a Building Safety Program for Implementation of Section 553.899, F.S., Mandatory Structural Inspections for Condominium and Cooperative Buildings, within the 2023 Florida Building Code, Existing Building. Commissioner Compton seconded the motion. The motion passed unanimously with a vote of 11 to 0.

Public Comment:

None.

Workgroup Members and Staff Comment:

Commissioner Schock asked the staff a question.

Mr. Madani provided an answer to Commissioner Schock's question.

Adjourn:

There being no further business before the workgroup, Chairman Schock adjourned the meeting at 10:38 a.m.