

**EXISTING BUILDING INSPECTION WORKGROUP
TELECONFERENCE MEETING FROM TALLAHASSEE
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August 9, 2022

1:00 P.M.

Minutes

EXISTING BUILDING INSPECTION WORKGROUP PRESENT:

James Schock, Chairman
Heather Anesta
William Bracken
Joseph Belcher
David Compton
Dr. Anne Cope
Jaime Gascon
John Gatlin

Jeffery Gross
Daniel Lavrich
Mark Mikkelson
Craig Parrino
Michael Savage
Brad Schiffer
Brian Swope

EXISTING BUILDING INSPECTION WORKGROUP NOT PRESENT:

Dr. Angela Schedel

STAFF PRESENT:

Mo Madani
Jim Hammers
Thomas Campbell

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: 1:00 p.m.

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

Agenda Approval:

Mr. Lavrich entered a motion to approve the agenda for today's meeting as posted. Mr. Belcher seconded the motion. The motion passed unanimously with a vote of 14 to 0.

Reviewing of Commission's Workplan Meeting Guidelines, Consensus Building and Decision Making Process

Mr. Blair briefly reviewed the workplan meeting guidelines, consensus building and decision making process.

Roll Call:

Mr. Blair performed roll call for the Existing Building Inspection Workgroup. A quorum was determined with 14 members present at roll call.

Mr. Blair introduced the 2 alternate members for the Existing Building Inspection Workgroup present at roll call.

Reviewing The Existing Building Inspection Workgroup's Workplan

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

Background Information

Mr. Madani provided background information on SB 4-D, the staff comparison of existing inspection programs, and the staff summary of recommendations and guidelines.

Presentations

A. Establishing Inspection Periods and Preliminary Recommendations for Preventive Measures for Mid-Rise Building near Coastal and Inland South Florida Environments –Research projects, by Atorod Azizinamni.

Mr. Atorod Azizinamini briefly presented the research project.

Review and consider recommendation/comments received:

Mr. Madani briefly reviewed the workgroup's recommendation and comments received.

Preliminary Ranking of Key Recommendations

Mr. Blair briefly provided an overview preliminary ranking of key recommendation process.

1. Scope Options (7)

This topic is outside of the scope of Phase 1 (Assignment 1). These options will be retained for consideration during Phase 2 (Assignment 2).

Public Comment:

Thomas Sputo provided some concerns on Options B, C, and D.

1. Definitions Option (4)

Option A by Carmelo Giglio on removing the term "Substantial Structural Deterioration":

Carmelo Giglio, PE, SI, briefly provided an overview on Option A.

Ranking on Option A:

The EBIWG ranked Option A by Carmelo Giglio with a 2.93.

Comments/Reservations:

For further details on the comments and reservations, please see the attachment.

Option B by Jim Schock on dropping the term "Service Life":

Commissioner Jim Schock briefly provided an overview on Option B.

Ranking on Option B:

The EBIWG ranked Option B by Jim Schock with a 3.30.

Comments/Reservations:

For further details on the comments and reservations, please see the attachment.

Option C by Heather Anesta on defining "Service Life":

Heather Anesta briefly provided an overview on Option C.

Ranking on Option C:

The EBIWG ranked Option C by Heather Anesta with a 1.93.

Comments/Reservations:

For further details on the comments and reservations, please see the attachment.

Option D by Heather Anesta on defining “Durability”:

Heather Anesta briefly provided an overview on Option D.

Ranking on Option D:

The EBIWG ranked Option D by Heather Anesta with a 2.21.

1. Timeframe for Inspections Options (2)

Public Comment:

Carmelo Giglio, PE, SI, provided a comment.

Thomas Sputo provided a comment.

Thomas Grogan provided a comment on Option B.

Andrew Lovenstein provided a comment.

Option A by Jim Schock on having only one initial timeline for the first milestone inspection:

Commissioner Jim Schock briefly provided an overview on Option A.

Ranking on Option A:

The EBIWG ranked Option A by Jim Schock with a 3.30.

Comments/Reservations:

For further an overview on the comments and reservations, please see the attachment.

Option B by Dan Lavrich on eliminating the 25-year inspection requirement for buildings that are within 3 miles of the coastline:

Dan Lavrich briefly provided an overview on provided an overview on Option B.

Ranking on Option B:

The EBIWG ranked Option B by Dan Lavrich with a 3.21.

Comments/Reservations:

For further details on the comments and reservations, please see the attachment.

2. Qualifications for Inspectors Options (12)

Public Comment:

Thomas Sputo provided a comment.

Option A by Tom Grogan on Phase One: a licensed architect or professional engineer, who has experience designing the structural components of buildings and inspecting structural components of existing building:

Tom Grogan briefly provided an overview on Option A.

Ranking on Option A:

The EBIWG ranked Option A by Tom Grogan with a 3.0.

Comments/Reservations:

For further details on the comments and reservations, please see the attachment.

Option B by Tom Grogan on Phase Two: a licensed architect or professional engineer, who has a minimum of: (a) ten years of experience designing the primary structural components of building (b) a minimum of five years inspecting structural components of existing building of a similar size, scope, and type of construction:

Tom Grogan briefly provided an overview on Option B.

Ranking on Option B:

The EBIWG ranked Option B by Tom Grogan with a 2.78.

Comments/Reservations:

For further details on the comments and reservations, please see the attachment.

Option C by Tom Grogan on 10 years of experience in design, and five years of experience in inspection of similar type structures for those performing Phase 2 inspection:

Tom Grogan requested to withdraw Option C.

Option D by Jim Schock on requiring that all Professional Engineers and Architects must be actively licensed and in good standing with their appropriate licensing boards:

Commissioner Jim Schock requested to withdraw Option D.

Option E by Jim Schock on Structural Safety Inspection of non-threshold buildings or structures: All Phase 1 and phase 2 inspections of non-threshold buildings must be performed by a licensed Professional Engineer or Architect:

Commissioner Jim Schock briefly provided an overview on Option E.

Mr. Bracken left the meeting, making the quorum 13 members present.

Ranking on Option E:

The EBIWG ranked Option E by Jim Schock with a 2.92.

Comments/Reservations:

For further details on the comments and reservations, please see the attachment.

Option F by Jim Schock on Structural Safety Inspections of Threshold Buildings or Structures: All phase 1 milestone inspections of a threshold building or structure as defined above may be completed by a Professional Engineer or Architect. All phase 2 milestone inspections of a Threshold building or structure must be by a Professional Engineer with a Special Inspector certification or a board-certified Structural Engineer:

Commissioner Jim Schock briefly provided an overview on Option F.

Ranking on Option F:

The EBIWG ranked Option F by Jim Schock with a 2.92.

Comments/Reservations:

For further details on the comments and reservations, please see the attachment.

Option G by Jim Schock on 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:

Commissioner Jim Schock briefly provided an overview on Option G.

Ranking on Option G:

The EBIWG ranked Option G by Jim Schock with a 3.62.

Comments/Reservations:

For further details on the comments and reservations, please see the attachment.

Option H by Jim Schock on 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):

Commissioner Jim Schock briefly provided an overview on Option H.

Ranking on Option H:

The EBIWG ranked Option H by Jim Schock with a 3.23.

Comments/Reservations:

For further details on the comments and reservations, please see the attachment.

Option I by Jaime Gascon on when the building is a threshold building as defined in the FBC, the engineer or architect conducting the inspection and preparing the report must also be qualified as a Special Inspector by the State of Florida DBPR:

Jaime Gascon briefly provided an overview of Option I.

Ranking on Option I:

The EBIWG ranked Option I by Jaime Gascon with a 3.09.

Comments/Reservations:

For further details on the comments and reservations, please see the attachment.

Option J by Heather Anesta on defining the Qualifications for Engineers that are able to perform Structural Assessments, and consider if it should be named/tracked as a Structural Building Assessment License/Specialty/Certificate/Inspector. The definition of the qualifications can be listed within the FBC Existing Building or suggested to Legislature to be defined within the Florida Statutes, similar to Threshold Inspectors. The

below suggestion considered qualifications we would expect from Structural Building Assessors. The range of qualifications below can be easily applied to existing engineers as well as future engineers, without forcing anyone to take an exam or get a Master's degree:

Heather Anesta briefly provided an overview on Option J.

Mr. Bracken returned to the meeting, making the quorum 14 members present.

Ranking on Option J:

The EBIWG ranked Option J by Heather Anesta with a 2.23.

Alternative J by Heather Anesta on defining the Qualifications for Engineers that are able to perform Phase 1 and Phase 2 Structural Assessments based on the updated Miami Dade Ordinance Chapter 8 in conjunction with the FBPE Structural Recognition Program (<https://fbpe.org/licensure/structural-engineering-recognition-program/>). Consider if it should be named/tracked as a Structural Building Assessment License/Specialty/Certificate/Inspector:

Ranking on Alternative J:

The EBIWG ranked Alternative J by Heather Anesta with a 2.29.

Comments/Reservations:

For further details on the comments and reservations, please see the attachment.

Option K by Heather Anesta on considering utilizing the following criteria to qualify Engineers to be able to perform Phase 1 and Phase 2 Structural Assessments:

Ranking on Option K:

The EBIWG ranked Option K by Heather Anesta with a 1.86.

Comments/Reservations:

For further details on the comments and reservations, please see the attachment.

Mr. Savage and Commissioner Schiffer stepped away from the meeting and Commissioner Swope left the meeting, making the quorum 10 members present.

4) Procedural Recommendation Options (2)

Option A by Jim Schock on recommending 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.:

Commissioner Jim Schock briefly provided an overview on Option A.

Ranking on Option A:

The EBIWG ranked Option A by Jim Schock with a 4.0.

Option B by Allen Douglas on the Florida Legislature should charge the Florida Building Commission with developing and maintaining the standards for all existing building inspections, in addition to Condominiums and Cooperative buildings, and that these standards be adopted into the Florida Building Code.

Option B will move on to Phase two of the legislative assignment and will not be considered as part of this assignment.

5) Inspections Standards/Checklist Options (26)

Public Comment:

Thomas Sputo provided a comment.

Mr. Gatlin left the meeting making the quorum 9 members present.

Mr. Savage and Commissioner Schiffer returned to the meeting making the quorum 11 members present.

Option A by Jim Schock on defining “Standard of Care” (Section 553.899 (2) terms:

Commissioner Jim Schock briefly provided an overview on Option A.

Ranking on Option A:

The EBIWG ranked Option A by Jim Schock with a 2.83.

Comments/Reservations:

For further details on the comments and reservations, please see the attachment.

Option B by Jim Schock on deleting the term “~~Recertification~~” and replace with “Building Safety Inspection.” Recertification sets an incorrect expectation. (553.899 (2) terms):

Commissioner Jim Schock briefly provided an overview on Option B.

Ranking on Option B:

The EBIWG ranked Option B by Jim Schock with a 3.7.

Comments/Reservations:

For further details on the comments and reservations, please see the attachment.

Mr. Gatlin returned to the meeting, making the quorum 13 members present.

Option C by Jim Schock on noting whether deficiencies are found in conditioned or unconditioned spaces.

Ranking on Option C:

The EBIWG ranked Option C by Jim Schock with a 3.0.

Option D by Anne Cope and Jim Schock on create electronic inspection form and submission system:

Dr. Anne Cope stated that E, F, and G were outside of the scope and provided a comment.

Commissioner Jim Schock agreed with Dr. Cope.

Ranking on Option D:

The EBIWG ranked Option D by Anne Cope and Jim Schock with a 3.75.

Comments/Reservations:

For further details on the comments and reservations, please see the attachment.

Workgroup:

Dr. Anne Cope requested to place D, E, F, G, and H into phase 2.

Commissioner Schock agreed with Dr. Cope to place the options listed into phase 2.

Option I by Troy Bishop on Criteria for inspection of concrete structure. During visual inspections of concrete structures, a minimum of 20% of the areas having exterior concrete

slab systems with column to slab interfaces, shall be visually evaluated from above and underneath. If visual evaluation cannot take place, these areas shall be scanned with infrared thermography equipment by a person competent in measuring and analyzing the results obtained therein. After either type of evaluation, an assessment shall be made by the inspector as to any void spaces or crack growth present at the measured areas. If void spaces or corrosion is noted in either visual or infrared testing, then a percentage deduction in strength of the connection in correlation to the observed amount of corrosion or void spaces shall be made by the inspector during the phase 1 assessment:

Dr. Cope stepped away from the meeting and was unable to vote due to technical issues.

Ranking on Option I:

The EBIWG ranked Option I by Troy Bishop with a 2.6.

Comments/Reservations:

For further details on the comments and reservations, please see the attachment.

Option J by Troy Bishop on Time limit for emergency mitigation measures. If the inspector finds a phase 2 assessment is necessary, there shall be a deadline placed by the inspector as to the time limit of any recommended emergency mitigation measures to be made by the responsible party. Further, if 90 days passes and the inspector's recommendation for phase 2 mitigation has not taken place, the inspector is no longer expected to be responsible for the assessment or mitigation of the structure and the AHJ may have cause to revoke the certificate of occupancy of the building to ensure corrective measures are taken:

Ranking on Option J:

The EBIWG ranked Option J by Troy Bishop with a 2.5.

Comments/Reservations:

For further details on the comments and reservations, please see the attachment.

Option K by Troy Bishop on Elevating Slabs Inspections. Require inspectors to "rely on a statistician to determine an appropriate random survey of the building that would offer 90% certainty of that the investigation captured the representation of the building." (In lieu of 20% of the slab/column area being checked):

Ranking on Option K:

The EBIWG ranked Option K by Troy Bishop with a 1.92.

Option L by Troy Bishop Inspection of Concrete. When using infrared or looking at voids to determine a comfortable amount of cracks, inspect concrete using requirements of ACI 201, ASCE 11-99:

Ranking on Option L:

The EBIWG ranked Option L by Troy Bishop with a 2.08.

Option M by Jim Schock on considering a base line structural inspection using Non-Destructive testing at CO. This can be used to evaluate how the structure is ageing over time:

Commissioner Jim Schock briefly provided an overview on Option M.

Mr. Savage stepped away from the meeting making the quorum 11 members present.

Ranking on Option M:

The EBIWG ranked Option M by Jim Schock with a 1.73.

Comments/Reservations:

For further details on the comments and reservations, please see the attachment.

Option N by Lourdes Solera, and Becky Magdaleno on Maintenance Plan from First Occupancy. Start existing building inspection programs from first occupancy (not until milestone inspections):

Mr. Savage returned to the meeting making the quorum 12 members present.

Commissioner Brad Schiffer briefly provided an overview on Option N.

Ranking on Option N:

The EBIWG ranked Option N by Lourdes Solera, and Becky Magdaleno with a 2.42.

Comments/Reservations:

For further details on the comments and reservations, please see the attachment.

Option O by Jim Schock on Structural Inspection includes: (553.899 (7) (a) and (b) Phase 1 and 2 inspection): Roofing, Balcones, Post Tension Slabs and Anchorage, Caulking, Curtain Walls, Window installation, Flashing and Building Cladding, Foundations investigating excessive settlement or ground subsidence, Review of existing construction documents, permits and

inspection records check for non-approved changes, Review of Maintenance records, Inspection of any flood protective measures such as seawalls or flood proofing provisions:

Commissioner Jim Schock briefly provided an overview on Option O.

Ranking on Option O:

The EBIWG ranked Option O by Jim Schock with a 3.0.

Option P by Brad Schiffer on Existing Plans/Resources Access:

Commissioner Brad Schiffer briefly provided an overview on Option P.

Ranking on Option P:

The EBIWG ranked Option P by Brad Schiffer with a 3.42.

Option Q by Brad Schiffer on Life Safety elements deterioration in Phase 1 Guard/Hand rail Fire Escape Means of Egress Insure Inspections are Sufficient to determine structural integrity:

Ranking on Option Q:

The EBIWG ranked Option Q by Brad Schiffer with a 2.75.

Comments/Reservations:

For further details on the comments and reservations, please see the attachment.

Option R by Brad Schiffer on Life Safety elements deterioration in Phase Guard/Hand Rail, Fire Escape, and Means of Egress:

Commissioner Brad Schiffer briefly provided an overview on Option R and requested it to be placed into phase 2.

Option S by Jamie Gascon on using Miami-Dade County's General Considerations and Guidelines and the Structural Report Template (except the electrical guidelines and template) as the minimum reporting for compliance with the reports described in Section 553.899, F.S.:

Jaime Gascon briefly provided an overview on Option S.

Ranking on Option S:

The EBIWG ranked Option S by Jaime Gascon with a 3.25.

Comments/Reservations:

For further details on the comments and reservations, please see the attachment.

Option T by Dan Lavrich on using Broward County’s Board of Rules and Appeals Policy #05-05 – Building Safety Inspection Program. General Considerations & Guidelines for Building Safety Inspections Part of Broward County BORA Policy #05-05:

Dan Lavrich briefly provided an overview on Option T.

Ranking on Option T:

The EBIWG ranked Option T by Dan Lavrich with a 3.12.

Option U by Jaimie Gascon on using the 22-point inspection procedure listed in FBPE October 2021 Newsletter article – A Look at Building Recertification... by John C. Pistorino, P.E., S.I.:

Jamie Gascon briefly provided an overview on Option U.

Ranking on Option U:

The EBIWG ranked Option U by Dan Lavrich with a 3.25.

Comments/Reservations:

For further details on the comments and reservations, please see the attachment.

Mr. Gatlin returned to the meeting, making the quorum 13 members present.

Option V by Heather Anesta on including guidelines/minimum requirements for Structural Assessments of Existing Buildings within the FBC Existing Building, by means of an additional Chapter and/or Appendix. The “checklist” and other introductory/baseline information would be included within this Chapter/Appendix. The purpose of this suggestion is to clearly organize Assessment Requirements separate from other Repair/Alteration information. This clear organization can establish a baseline consensus for all engineers, so we all have a common “starting point” for our assessment, vocabulary, and overall understanding of the assessments purpose. The provided information should be “universal” to each assessment, and should not pigeonhole or micromanage the engineer beyond the baseline consensus. Within the new Chapter/Appendix, provide the following information, at a minimum (presented below in no particular order). Note that when other Standards/Codes are referenced or paraphrased within my below suggestions, it is my suggestion that the FBC adopt the language or something similar to it. I am not suggesting that the FBC contain paraphrases or references to other Codes/Standards:

Heather Anesta briefly provided an overview on Option V.

Ranking on Option V:

The EBIWG ranked Option V by Heather Anesta with a 3.0.

Comments/Reservations:

For further details on the comments and reservations, please see the attachment.

Option W by Jaime Gascon on using 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:

Jamie Gascon briefly provided an overview on Option W.

Ranking on Option W:

The EBIWG ranked Option W by Jamie Gascon with a 3.23.

Comments/Reservations:

For further details on the comments and reservations, please see the attachment.

Option X by Ron Leiseca on FBC to create a standard fillable form for Phase I inspections for use by the licensed professional retained which would include: name of the Condo or Coop entity along with contact information, name and contact information of the licensed individual(s) conducting the survey, provision for signature and seal of the licensed individual conducting the survey, specific areas detailing observations and any recommendations, these can be structural, waterproofing and related areas of concern, optional area for other notes and comments, date(s) survey was conducted and date of report:

Ron Leiseca briefly provided an overview on Option X.

Ranking on Option X.

The EBIWG ranked Option X by Ron Leiseca with a 3.23.

Mr. Savage left the meeting, making the quorum 12 members present.

Comments/Reservations:

For further details on the comments and reservations, please see the attachment.

Option Y by Ron Leiseca on FBC to create standard fillable form for Phase II inspections for use by the licensed professional retained which would include: name of the Condo or

Coop entity along with contact information, name and contact information of the licensed individual(s) conducting the survey, provision for signature and seal of the licensed individual conducting the survey references cited under Phase I report for follow up, area(s) requiring added inspection as well as results of testing deemed necessary, provision for recommended repairs, if needed, as well as definition of extent and identification of such areas, optional area for other notes and comments, graded urgency of each recommended repair, date(s) inspection was conducted, and date of report:

Ron Leiseca briefly provided an overview on Option Y.

Ranking on Option Y.

The EBIWG ranked Option Y by Ron Leiseca with a 3.17.

Comments/Reservations:

For further details on the comments and reservations, please see the attachment.

Option Z by Heather Anesta on defining the “Coastline” as the distance from the coast of all saltwater and/or brackish water bodies, or as per existing consensus documents:

Heather Anesta briefly provided an overview on Option Z.

Ranking on Option Z.

The EBIWG ranked Option Z by Heather Anesta with a 2.08.

Local Government/Report Submittal Options (2)

Option A by Jim Schock on 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 preformed, 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, and submit a corrective action report after repairs are made (553.899 (8) reporting):

Commissioner Jim Schock briefly provided an overview on Option A.

Ranking on Option A.

The EBIWG ranked Option A by Jim Schock with a 3.5.

Option B by Ron Leiseca on suggesting 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:

Ron Leiseca briefly provided an overview on Option B.

Ranking on Option B.

The EBIWG ranked Option B by Ron Leiseca with a 3.42.

Identification and Discussion of next steps:

Mr. Blair briefly provided the next steps for the EBIWG.

Commissioner Schock provided a comment.

Mr. Blair provided a comment.

Mr. Madani and Mr. Campbell both agreed on the next steps for the EBIWG.

Ron Leiseca provided a comment.

Mr. Belcher asked Mr. Vogel whether the workgroup members were subject to the requirements of the Sunshine Law.

Mr. Vogel stated the Workgroup members are subject to the requirements of the Sunshine Law.

Public Comment:

None

Workgroup Members and Staff Comment:

None

Adjourn:

Chairman Shock thanked everyone for their participation and, there being no further business before the Committee, he adjourned the meeting at 6:25 p.m.