

**EXISTING BUILDING INSPECTION WORKGROUP
TELECONFERENCE MEETING FROM TALLAHASSEE
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October 4, 2022

10:00 A.M.

Minutes

EXISTING BUILDING INSPECTION WORKGROUP PRESENT:

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

Jeffery Gross
Daniel Lavrich
Mark Mikkelson
Thomas Sputo for Craig Parrino
Brad Schiffer
Dr. Angela Schedel
Brian Swope

EXISTING BUILDING INSPECTION WORKGROUP NOT PRESENT:

John Gatlin

Michael Savage

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: 10:00 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 13 members present at roll call.

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 13 to 0.

Approval of Minutes from August 9, 2022 and September 13, 2022:

Mr. Lavrich entered a motion to approve the minutes from August 9, 2022 and September 13, 2022, as posted. Mr. Belcher seconded the motion. The motion passed unanimously with a vote of 13 to 0.

Reviewing The Existing Building Inspection Workgroup's Workplan

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

Background Information:

Assessment of Inspection Reporting and Building Conditions in South Florida (Miami-Dade and Broward Counties) Phase II- by Jennifer Bridge:

Dr. Jennifer Bridge presented a summary on the inspector feedback on SB-4D Preliminary Interview Responses.

Final Ranking of Key Recommendations:

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

New Inspection standard/checklist options regarding triggers for Phase 2 Inspections:

Option A by Heather Anesta on SPECIFIC, LOAD & CONTEXT -BASED TRIGGERS:
110.9.7. A milestone inspection consists of two phases: 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 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. In cases where during phase one, the Milestone Inspector determines that any of the following conditions are present, and that such condition(s) prevent a visual, qualitative examination of the building for signs of substantial structural deterioration, then a phase two inspection per Section 110.9.7.2 is required in order for the Milestone Inspector to further conduct exploration, analysis, and/or testing as needed (e.g. GPR, removal of drywall, computational analysis, load testing, etc.).

a. Absence of construction documents
b. Existing Structural Conditions which differ from and/or overload the original Structural Design Intent
c. Undocumented, Unsealed, and/or Unpermitted Prior Repairs and/or Renovations
d. Undocumented interior/exterior cladding/paint conditions prior to most recent application/installation
e. Inadequate load path of lateral and/or vertical system
f. Need for repairs which will require substantial shoring

EBIWG Options Results 9

An architect or engineer who completes a phase one milestone inspection shall prepare and submit an inspection report pursuant to Section 110.9.8.

Heather Anesta briefly provided an overview on Option A.

Clarifying Question:

Mr. Grogan asked Ms. Anesta a question.

Ms. Anesta provided an answer to Mr. Grogan's question.

Mr. Grogan provided a comment.

Dr. Anne Cope joined the meeting, making the quorum 14 members present.

Satyendra Ghosh, provided a comment.

Members:

Commissioner Schock provided a comment.

Mr. Lavrich stated he agreed with Commissioner Shock and provided a comment.

Mr. Thomas provided a comment.

Mr. Gascon provided a comment.

Ms. Anesta provided a comment.

Ranking on Option A- Trigger

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

Comment:

Mr. Lavrich provided a comment.

Option B by Heather Anesta on SPECIFIC, LOAD TRIGGER:

110.9.7. A milestone inspection consists of two phases: 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 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. In cases where during phase one, the Milestone Inspector determines that there are undocumented prior repairs and/or renovations which create existing conditions that differ from and/or overload the original structural design intent, then a phase two inspection per Section 110.9.7.2 is required in order for the Milestone Inspector to further conduct exploration, analysis, and/or testing as needed (e.g. GPR, removal of drywall, computational analysis, load testing, etc.). An architect or engineer who completes a phase one milestone inspection shall prepare and submit an inspection report pursuant to Section 110.9.8.

Heather Anesta briefly provided an overview on Option B.

Ranking on Option B- Trigger

The EBIWG ranked Option B by Heather Anesta with a 2.14.

Option C by Heather Anesta on BROAD, CONDITION TRIGGER:

110.9.7. A milestone inspection consists of two phases: 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 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. In cases where during phase one, the Milestone Inspector determines that there are conditions which prevent a visual, qualitative examination of the building for signs of substantial structural deterioration, such as the presence of undocumented prior repairs and/or renovations, and/or inadequate building historical information, then a phase two inspection per Section 110.9.7.2 is required in order for the Milestone Inspector to further conduct exploration, analysis, and/or testing as needed (e.g. GPR, removal of drywall, computational analysis, load testing, etc.). An architect or engineer who completes a phase one milestone inspection shall prepare and submit an inspection report pursuant to Section 110.9.8.

Heather Anesta briefly provided an overview on Option C.

Ranking on Option C- Trigger

The EBIWG ranked Option C by Heather Anesta with a 2.57.

Option D by Heather Anesta on BROAD, CONTEXT TRIGGER:

110.9.7. A milestone inspection consists of two phases: 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 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. In cases where during phase one, the Milestone Inspector determines that the building's condition, history, or layout prevent a visual, qualitative examination of the building for signs of substantial structural deterioration, then a phase two inspection per Section 110.9.7.2 is required in order for the Milestone Inspector to further conduct exploration, analysis, and/or testing as needed (e.g. GPR, removal of drywall, computational analysis, load testing, etc.). An architect or engineer who completes a phase one milestone inspection shall prepare and submit an inspection report pursuant to Section 110.9.8.

Heather Anesta briefly provided an overview on Option D.

Ranking on Option D- Trigger

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

Option E by Heather Anesta on BROAD TRIGGER:

110.9.7. A milestone inspection consists of two phases: 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 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. In cases where during phase one, the Milestone Inspector determines that a visual, qualitative examination of the building is not sufficient to determine signs of substantial structural deterioration, then a phase two inspection per Section 110.9.7.2 is required in order for the Milestone Inspector to further conduct exploration, analysis, and/or testing as needed (e.g. GPR, removal of drywall, computational analysis, load testing, etc.). An architect or engineer who completes a phase one milestone inspection shall prepare and submit an inspection report pursuant to Section 110.9.8.

Heather Anesta briefly provided an overview on Option E.

Comment:

Mr. Lavrich provided a comment.

Mr. Sputo provided a comment.

Mr. Lavrich provided a comment.

Ms. Anesta provided a comment.

Ranking on Option E- Trigger

The EBIWG ranked Option E by Heather Anesta with a 2.86.

Draft Commission Recommendations on Milestone Inspections:

Option G) by Jim Schock on Option 5 add 7. And non-destructive tests and load tests reference in ASCE 11.

Ranking on Option G- New Option

The EBIWG ranked Option G by Jim Schock with a 3.57.

Motion:

Mr. Belcher moved to adopt the workgroup's final package of consensus ranked options, and to recommend the Commission approve the draft of the Florida Building Commission's Recommendations on Milestone Structural Inspection Requirements, which incorporates the Existing Building Inspection workgroup's recommendations. Mr. Bracken seconded the motion. The motion passed unanimously with a vote of 14 to 0.

Identification and Discussion of next steps:

Mr. Blair briefly provided details of the next steps and upcoming meeting dates.

Mr. Campbell provided additional details on next steps.

Public Comment:

None

Workgroup Members and Staff Comment:

None

Adjourn:

There being no further business before the workgroup, Chairman Schock adjourned the meeting at 11:20 p.m.