

**FLORIDA BUILDING COMMISSION**  
**EXITING BUILDING INSPECTION WORKGROUP**  
**OPTIONS ACCEPTABILITY RANKING EXERCISE — 9 AUGUST 2022**

**ACCEPTABILITY RANKING EXERCISE OVERVIEW AND RANKING SCALE**

During the meetings, Workgroup members will be asked to develop and rank options. Once ranked for acceptability, options with a 75% or greater number of 4s and 3s in proportion to 2s and 1s ( $\geq$  a 3.0 average ranking) will be considered preliminary consensus recommendations for inclusion in the final package of recommendations to the Commission.

This is an iterative process, and at any point during the process any option may be reevaluated and re-ranked at the request of any Workgroup member or staff. The status of a ranked option will not be final until the final Workgroup meeting for the specific Assignment (Milestone Inspections), when a vote will be taken on the entire package of consensus ranked recommendations to the Commission.

Workgroup members should be prepared to state their minor and major reservations when asked, and to offer proposed refinements to the option to address their concerns. If a Workgroup member is not able to offer refinements to make the option acceptable (4) or acceptable with minor reservations (3) they should rate the option with a 1 (not acceptable).

**CONSENSUS SOLUTIONS OPTIONS EVALUATION PROCESS**

- Facilitator will introduce each option in turn by topical issue area.
- The public may comment on options by category/topical issue area (not individually) and will be limited to 3 minutes per person.
- Option Categories/Topics: Procedural Recommendations, Definitions, Timeframe for Inspections, Qualifications for Inspectors, Inspection Standards/Checklists, and Local Governments/Report Submittal.
- Proponent will have an opportunity to provide a brief summary of the option.
- Workgroup members may ask clarifying questions only (no discussion).
- The option will be ranked, each in turn using the following scale:

<b>ACCEPTABILITY RANKING SCALE</b>	<b>4 = Acceptable</b> <i>I agree</i>	<b>3 = Acceptable, I agree with minor reservations</b>	<b>2 = Not Acceptable, I do not agree unless major reservations addressed</b>	<b>1 = Not Acceptable</b>
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- Workgroup members may briefly summarize their minor and major reservations.
- Options that achieve a ranking score of  $\geq$  3.0 (75%) will be deemed to have a preliminary consensus level of support and will be further evaluated as appropriate per the Assignment.
- Options may be refined to enhance support across stakeholder interests.
- This process will be repeated iteratively during each Workgroup meeting until a comprehensive and wholistic package of recommendations has achieved a consensus level of support.
- The only vote will be taken at the end of the last meeting in support of the consensus package of recommendations. A 75% or greater level of support is required for consensus.
- All ranking results are preliminary until the vote is taken at the end of the last meeting.

## ASSIGNMENT 1 (PHASE 1 OF PROJECT) OPTIONS

**Assignment 1 Summary.** 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.

### SECTION 553.899, F.S. - MANDATORY STRUCTURAL INSPECTIONS FOR CONDOMINIUM AND COOPERATIVE BUILDINGS

#### I. PROCEDURAL RECOMMENDATIONS

##### OPTIONS ACHIEVING A CONSENSUS LEVEL OF SUPPORT: ≥75% SUPPORT

**Option 1)** Recommend 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. *[Jim Schock]*

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
4.00	<i>Ranked 08/09/22</i>			
<i>Comments or Reservations</i>				
<ul style="list-style-type: none"> <li>• All Workgroup members agreed with this overarching approach.</li> </ul>				

#### II. DEFINITIONS OPTIONS

##### OPTIONS ACHIEVING A CONSENSUS LEVEL OF SUPPORT: ≥75% SUPPORT

**Option 1)** Drop the term “Service Life” from Statute if a definition can’t be agreed on. *[Jim Schock]*  
 Define: “Service Life.” *[Jim Schock]*

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
3.30	<i>Ranked 08/09/22</i>			
<i>Comments or Reservations</i>				
<ul style="list-style-type: none"> <li>• Consider dropping the term ”service life” and use “life of the building” instead.</li> <li>• Need definition. 2x</li> <li>• Eliminate term from the statute all together. 4x</li> </ul>				

##### OPTIONS NOT ACHIEVING A CONSENSUS LEVEL OF SUPPORT: < 75% SUPPORT

**Option A)** Remove the term “*Substantial Structural Deterioration*” as the threshold for determining when a Phase 2 Inspection is required, and replace with language along the lines of: “If after the Phase 1 Inspection is completed

the engineer finds that the structural system has been weakened, then a Phase 2 Inspection is required.” [Carmelo Giglio]

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
2.93	Ranked 08/09/22			
<b>Comments or Reservations</b>				
<ul style="list-style-type: none"> <li>• Further define the term instead?</li> <li>• After “has been weakened” add <u>or compromised</u> (for rulemaking not a statutory change)</li> <li>• Clearly define what is in Phase 1 vs Phase 2 first. Define “weakened.”</li> <li>• Term not defined by industry – need guidelines or definitions, point to outside source for the reference.</li> <li>• Support further definition: seek authority in law to develop through rulemaking.</li> <li>• Support needing guidelines and using an outside source and develop through rulemaking not statute.</li> <li>• Vague and undefined in the Statute.</li> <li>• Need a building inspection program similar to Dade-Broward’s program.</li> <li>• Don’t remove term, define it.</li> </ul>				

**Option B)** Define “Durability” based on consensus documents. [Heather Anesta]

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
2.21	Ranked 08/09/22			
<b>Comments or Reservations</b>				
<ul style="list-style-type: none"> <li>• Don’t believe these documents are available for all cases.</li> <li>• ACI-318 as an example</li> <li>• Don’t find in statute?</li> <li>• Ties to structural integrity of building. Add chapter/appendix to FBC EBC.</li> <li>• Direction from legislature to FBC.</li> <li>• How many terms will need to be defined?</li> <li>• If direction is to seek authority from the Legislature – then could support, but not do in statute.</li> </ul>				

**Option C)** Define Service Life of a building based on existing consensus documents. [Heather Anesta]

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
1.93	Ranked 08/09/22			
<b>Comments or Reservations</b>				
<ul style="list-style-type: none"> <li>• Don’t believe these documents are available for all cases. (material specific).</li> <li>• Examples provided in full comment: ACI-365-documents cited, universal definition of service life</li> <li>• Universal to all buildings materials and uses – ACI-365.</li> <li>• Which components are triggered by the definition?</li> <li>• Service life even among same the materials is governed by maintenance.</li> <li>• Remove from Statute.</li> <li>• Don’t define – remove from Statute.</li> </ul>				

### III. TIMEFRAME FOR INSPECTIONS OPTIONS

#### OPTIONS ACHIEVING A CONSENSUS LEVEL OF SUPPORT: ≥75% SUPPORT

**Option 1)** Have only one initial timeline for the first milestone inspection (25 or 30 years). *[Jim Schock]*

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
3.30				
<b>Comments or Reservations</b>				
<ul style="list-style-type: none"> <li>• Timelines are critical requirements so we need them.</li> <li>• Seen damage at 15 and 20 year marks – need to be careful about this. 30 years is too long for coastal properties.</li> <li>• Did not see much difference in damage based on distance to coast.</li> <li>• Wait for UF’s Phase 2 study for to make a decision.</li> <li>• UF research did not see substantial difference and the research still out.</li> <li>• This would reduce tracking and complications – would require Statutory change.</li> <li>• Support shorter term - 25 years.</li> <li>• Support one timeline – no data to support the specific year used – need data.</li> <li>• One timeline for trigger – 2 creates logistical nightmares.</li> </ul>				

**Option 2)** Eliminate the 25-year inspection requirement for buildings that are within 3 miles of the coastline.

*[Dan Lavrich]*

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
3.21	Ranked 08/09/22			
<b>Comments or Reservations</b>				
<ul style="list-style-type: none"> <li>• Don’t know if this is a good idea, originally this was 20 years and 30 years, changed by Legislature.</li> <li>• Buildings age quicker at the coast.</li> <li>• 20 years and 30 years timeframes were developed by the Surfside Working Group.</li> <li>• No supporting data on coastal distance differences.</li> <li>• Difficult to implement.</li> <li>• Need to inspect all buildings.</li> <li>• Agree on a single timeline, then we can decide the specific timeline later based on research.</li> <li>• One timeline.</li> </ul>				

### IV. QUALIFICATIONS FOR INSPECTORS OPTIONS

#### OPTIONS ACHIEVING A CONSENSUS LEVEL OF SUPPORT: ≥75% SUPPORT

**Option 1)** 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. *[Jim Schock]*

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
3.62	Ranked 08/09/22			
<b>Comments or Reservations</b>				
<ul style="list-style-type: none"> <li>Is the intent to apply only to threshold buildings?</li> <li>No, intent is to apply to all buildings, but only threshold building would require a signature from a special inspector.</li> <li>Not sure differentiates between threshold and non-threshold buildings. 2x</li> </ul>				

**Option 2) 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). *[Jim Schock]*

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
3.23	Ranked 08/09/22			
<b>Comments or Reservations</b>				
<ul style="list-style-type: none"> <li>I would be a “4” if we clarify what “SE” means (passing NCEES 16-hour structural exam).</li> <li>Can’t use this term in FL, some PE’s have experience without the designation.</li> </ul>				

**Option 3)** When the building is a threshold building as defined in the FBC, the engineer conducting the inspection and preparing the report must also be qualified as a Special Inspector by the State of Florida DBPR. *[Jamie Gascon]*

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
3.08	Ranked 08/09/22			
<b>Comments or Reservations</b>				
<ul style="list-style-type: none"> <li>Note: This was ranked removing “architects” from who is qualified to inspector.</li> <li>Phase 1 or Phase 2 inspection? Agree for Phase 2 but not Phase 1.</li> <li>Architects can be special inspectors.</li> <li>Applicable to Phase 1 so allowed if RA has the designation.</li> <li>These type of inspections are evaluations and only PEs are qualified.</li> <li>Further explore requirements for threshold inspector license.</li> </ul>				

**Option 4) Qualifications to perform inspections:** Phase One: a licensed architect or professional engineer, who has experience designing the structural components of buildings and inspecting structural components of existing buildings. *[Tom Grogan]*

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
3.00	Ranked 08/09/22			
<b>Comments or Reservations</b>				
<ul style="list-style-type: none"> <li>Critical to define qualifications for who can do inspections. I support keeping this issue on the table.</li> <li>Experience designing and inspecting should be required.</li> <li>BO can’t easily verify experience level so this is a concern. Need verifiable method.</li> <li>Sufficient as is for PE or RA for Phase 1.</li> <li>Qualifications of professional not in Code, this is a licensing board issue.</li> </ul>				

- Direct BPE to develop rules for qualifications.
- Require experience as PE in Florida.
- Design experience for shoring and inspections of repairs should be required.
- Should only be allowed by PE. 2x
- BPE already have qualifications in their rule.
- Certified as special inspector under threshold law. 2x
- Threshold buildings – PEs only.
- Licensing board issue – practice acts are already in statute.
- Separate recommendation for the licensing boards to review.

**OPTIONS NOT ACHIEVING A CONSENSUS LEVEL OF SUPPORT: < 75% SUPPORT**

**Option A)** Structural Safety Inspections of Threshold Buildings or Structure: All phase 1 milestone inspection 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. *[Jim Schock]*

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
2.92	Ranked 08/09/22			
<b>Comments or Reservations</b>				
<ul style="list-style-type: none"> <li>• Not verifiable by BO relying on the report. DBPR website can verify PE with SE (recognition program only) and SI designation.</li> <li>• Qualifications for inspector should not be differentiated between Phase 1 and 2.</li> <li>• Comments from other options above.</li> <li>• Licensing boards should determine qualifications.</li> </ul>				

**Option B)** Structural Safety Inspection of non-threshold buildings or Structure: All Phase 1 and phase 2 inspections of non-threshold buildings must be performed by a licensed Professional Engineer or Architect. *[Jim Schock]*

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
2.92	Ranked 08/09/22			
<b>Comments or Reservations</b>				
<ul style="list-style-type: none"> <li>• Qualifications for inspector should not be differentiated between Phase 1 and 2.</li> <li>• Comments from other options above.</li> <li>• Is industry ready to meet need for all these buildings, provide leeway for non-threshold 3 story buildings</li> <li>• Private Providers indicate that there are not enough engineers to do the inspections required by the law.</li> </ul>				

**Option C) Qualifications to perform inspections:** Phase Two: a licensed architect or professional engineer, who has a minimum of: (a) ten years of experience designing the primary structural components of buildings, and (b) a minimum of five years inspecting structural components of existing buildings of a similar size, scope, and type of construction. *[Tom Grogan]*

**Part of Above Option C)** Qualifications to perform inspections: 10 years of experience in design, and five years of experience in inspection of similar type structures for those performing Phase 2 inspections. *[Tom Grogan]*

**Part of Above Option C)** Require that All Professional Engineers and Architect must be actively licensed and in good standing with their appropriate licensing boards (Part of. *[Jim Schock]*)

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
2.78	Ranked 08/09/22			
<b>Comments or Reservations</b>				
<ul style="list-style-type: none"> <li>• Not verifiable by BO relying on the report. DBPR website can verify PE with SE (recognition program only) and SI designation.</li> <li>• Agree with above.</li> <li>• SE is verifiable on DBPR website.</li> <li>• Should apply to Phase I as well. Architect should not do these.</li> <li>• Require experience as PE in Florida.</li> <li>• Design experience for shoring and inspections of repairs should be required.</li> <li>• Should only be allowed by PE..</li> <li>• Should be determined by licensing boards. 2x</li> <li>• Experience as PE in Florida</li> <li>• Design experience for shoring and inspections of repairs.</li> <li>• Up to Board of architects to figure out.</li> </ul>				

**Option D)** Define 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. *[Heather Anesta]*

\*Miami Dade Ordinance Chapter 8 updated language as of 6/1/22:

- The structural portion of such report must be prepared by a Professional Engineer registered in the State of Florida specializing in structural design.
- The electrical portion of such written report must be prepared by a Professional Engineer registered in the State of Florida specializing in electrical design.
- A self-qualification letter shall be submitted as part of the structural report for threshold buildings, stating that the engineer is a practicing structural engineer and has worked with buildings equivalent to the building being certified and shall be accompanied by proof of the engineer's state Department of Business and Professional Regulation (DBPR) structural specialization *[and/or FBPE Structural Engineer Recognition]."*

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
2.29	Ranked 08/09/22			
<b>Comments or Reservations</b>				
<ul style="list-style-type: none"> <li>• Require experience as PE in Florida.</li> <li>• Design experience for shoring and inspections of repairs should be required.</li> <li>• Should only be allowed by PE.</li> <li>• Overall recommendations to Legislature to establish qualifications.</li> <li>• Requirements to do inspections: once a PE is licensed they can design per self-qualification requirements. We don't need this.</li> <li>• Seems like this is setting a minimum standard.</li> </ul>				

**Option E)** Define 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 Masters degree. *(Note: the specific language was provided) [Heather Anesta]*

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
2.23	Ranked 08/09/22			
<b>Comments or Reservations</b>				
<ul style="list-style-type: none"> <li>• Comments have been identified in previous discussions.</li> <li>• Qualification process should be set up, verifiable by DBPR, attainable; with criteria to reflect these qualifications.</li> <li>• Where would this be implemented, in legislation? PE board?</li> <li>• Request to Legislature that the Commission defines in rulemaking.</li> <li>• Outside scope of assignment.</li> <li>• DBPR already tracks licenses – not necessary.</li> </ul>				

**Option F)** Minimum Requirements. Consider utilizing the following criteria to qualify Engineers to be able to perform Phase 1 and Phase 2 Structural Assessments:

A. Professional Engineering License in the State of Florida for at least 4 years.

B. In addition to the above requirement, meet at least three of the following criteria:

- Master’s degree in Civil Engineering (must have emphasis in Structures) from a program that has an EAC/ABET-accredited program in Civil Engineering or Structural Engineering at the undergraduate or graduate level.
- Pass the NCEES 16-hour Structural Exam
- Structural Design Background Type A: EOR New Design
- Structural Design Background Type B: EOR Repair/Renovation Design
- Structural Design Background Type C: Design Engineer New & Repair Design
- Structural Assessment Background Type A: EOR Assessment
- Structural Assessment Background Type B: Design Engineer Assessment

C. See Specific Language provided by Heather Anesta for definitions of terms.” *[Heather Anesta]*

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
1.86	Ranked 08/09/22			
<b>Comments or Reservations</b>				
<ul style="list-style-type: none"> <li>• These are suggestions for minimum requirements,</li> <li>• Valuable suggestions, but outside scope.</li> <li>• Outside scope of assignment.</li> <li>• Previous comments/reservations.</li> </ul>				



## V. INSPECTION STANDARDS/CHECKLIST OPTIONS

### OPTIONS ACHIEVING A CONSENSUS LEVEL OF SUPPORT: ≥75% SUPPORT

**Option 1)** Delete the term “~~Recertification~~” and replace with “Building Safety Inspection.” Recertification sets an incorrect expectation. (553.899 (2) terms). *[Jim Shock]*

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
3.70	<i>Ranked 08/09/22</i>			
<b>Comments or Reservations</b>				
<ul style="list-style-type: none"> <li>Gives false impression of the work being done.</li> <li>Require statutory changes.</li> <li>“Safety” changed would bring me to “4.” 2x</li> <li>Like as is.</li> </ul>				

**Option 2)** Ensure Existing Plans/Resources Access. *[Brad Schiffer]*

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
3.42	<i>Ranked 08/09/22</i>			
<b>Comments or Reservations</b>				
<ul style="list-style-type: none"> <li>House in building departments (AHJ), so resources/plans available when needed for inspections, etc.</li> </ul>				

**Option 3)** Use 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. *[Jamie Gascon]* *(Note: the specific language/document was provided)*

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
3.25	<i>Ranked 08/09/22</i>			
<b>Comments or Reservations</b>				
<ul style="list-style-type: none"> <li>Forms not properly spelled out, not clear what was required – need standard forms but allow for narrative as well.</li> <li>Miami-Dade/Broward forms starting place only.</li> <li>Checklists important.</li> <li>May not work for smaller jurisdictions.</li> <li>Handle this like model flood ordinance was done when incorporated into the FBC.</li> <li>“4” if minimum requirements are established.</li> </ul>				

**Option 4)** Use 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]* *(Note: the specific language was provided)*

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
3.25	<i>Ranked 08/09/22</i>			
<b>Comments or Reservations</b>				
<ul style="list-style-type: none"> <li>Useful for rulemaking – not legislation.</li> <li>Not formatted in an actionable format.</li> </ul>				

**Option 5)** Use 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]

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
3.23	Ranked 08/09/22			
<b>Comments or Reservations</b>				
<ul style="list-style-type: none"> <li>• Change in statute.</li> <li>• Does not work in some counties such as St. Johns.</li> <li>• Structures inland along brackish waters impacted and not covered.</li> <li>• Support if CCCL remains in the law.</li> <li>• Measure from CCL line inward/landward.</li> </ul>				

**Option 6)** 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
- Date of report [Ron Leiseca]

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
3.23	Ranked 08/09/22			
<b>Comments or Reservations</b>				
<ul style="list-style-type: none"> <li>• Make generic but inclusive, checklist.</li> <li>• This would also be used by condo boards.</li> <li>• Include language to allow locals to modify form.</li> </ul>				

**Option 7)** 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
- Date of report [Ron Leiseca]

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
3.17	Ranked 08/09/22			
<b>Comments or Reservations</b>				
<ul style="list-style-type: none"> <li>• Same as previous comments.</li> </ul>				

**Option 8)** Use Broward County’s Board of Rules and Appeals Policy #05-05 – Building Safety Inspection Program. *(Note: the specific language/ document was provided)*

General Considerations & Guidelines for Building Safety Inspections Part of Broward County BORA Policy #05-05. *(Note: the specific language/ document was provided) [Dan Lavrich]*

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
3.12	Ranked 08/09/22			
<b>Comments or Reservations</b>				
<ul style="list-style-type: none"> <li>Looking at general condition of building for safety.</li> <li>Same comments as previous option.</li> </ul>				

**Option 9)** Note whether deficiencies are found in conditioned or unconditioned spaces. *[Jim Schock]*

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
3.00	Ranked 08/09/22			
<b>Comments or Reservations</b>				
<ul style="list-style-type: none"> <li>Document – provides information for future inspection needs prioritization.</li> </ul>				

**Option 10)** 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 floodproofing provisions. *[Jim Schock]*

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
3.00	Ranked 08/09/22			
<b>Comments or Reservations</b>				
<ul style="list-style-type: none"> <li>None.</li> </ul>				

**Option 11)** Include 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 assessment’s 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] (Note: the specific language was provided)*

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
3.00	Ranked 08/09/22			
<b>Comments or Reservations</b>				
<ul style="list-style-type: none"> <li>• Not in appendix of Code - appendixes are intended for local adoption.</li> <li>• Good idea, but beyond scope of assignment.</li> </ul>				

## OPTIONS NOT ACHIEVING A CONSENSUS LEVEL OF SUPPORT: < 75% SUPPORT

**Option A)** Define “Standard of Care” (Section 553.899 (2) terms). [Jim Shock]

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
2.83	Ranked 08/09/22			
<b>Comments or Reservations</b>				
<ul style="list-style-type: none"> <li>• Don’t have a definition, but we need one adopted to this situation.</li> <li>• Starting to get in legal aspects – liability concerns and outside scope of assignment.</li> </ul>				

**Option B)** Life Safety elements deterioration in Phase 1 Guard/Hand rail Fire Escape Means of Egress Ensure Inspections are Sufficient to determine structural integrity. [Brad Schiffer]

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
2.75	Ranked 08/09/22			
<b>Comments or Reservations</b>				
<ul style="list-style-type: none"> <li>• This is for Assignment 2</li> <li>• On the fence, main function is the building.</li> </ul>				

**Option C)** 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. [Troy Bishop]

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
2.60	Ranked 08/09/22			
<b>Comments or Reservations</b>				
<ul style="list-style-type: none"> <li>• Not legislative – for rulemaking.</li> <li>• Add inspections of x, y, z for legislation and later rulemaking for the details.</li> </ul>				

**Option D)** 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. [Troy Bishop]

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
2.50	Ranked 08/09/22			
<b>Comments or Reservations</b>				
<ul style="list-style-type: none"> <li>• Specific examples could be worked out – high level time limit for measures needed.</li> <li>• 90 days is too restrictive, prefer 180 with 180 day extension with letter from BO building is safe to occupy.</li> <li>• Dealing with this on a piece-meal approach, need comprehensive approach like the Miami-Dade/Broward approach.</li> </ul>				

**Option E)** Maintenance Plan from First Occupancy. Start existing building inspection programs from first occupancy (not until milestone inspections). [Lourdes Solera, and Becky Magdaleno]

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
2.42	Ranked 08/09/22			
<b>Comments or Reservations</b>				
<ul style="list-style-type: none"> <li>• Guidance on what to look for.</li> <li>• Not sure where to place this: legislation, code?</li> <li>• Maintenance should be part of this.</li> <li>• Outside scope of assignment.</li> <li>• Maintenance essential – recommend to associations, but not in the Code for existing or new buildings.</li> <li>• This should not be part of the Code, and should not be discussed here.</li> </ul>				

**Option F)** Define the “Coastline” as the distance from the coast of all saltwater and/or brackish water bodies, or as per existing consensus documents. [Heather Anesta]

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
2.08	Ranked 08/09/22			
<b>Comments or Reservations</b>				
<ul style="list-style-type: none"> <li>• None.</li> </ul>				

**Option G)** 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. [Troy Bishop]

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
2.08	Ranked 08/09/22			
<b>Comments or Reservations</b>				
<ul style="list-style-type: none"> <li>• None.</li> </ul>				

**Option H)** Elevated 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). [Troy Bishop]

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
1.92	Ranked 08/09/22			
<b>Comments or Reservations</b>				
<ul style="list-style-type: none"> <li>• None.</li> </ul>				

**Option I)** Consider a base line structural inspection using Non-Destructive testing at CO. This can be used to evaluate how the structure is ageing over time. *[Jim Schock]*

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
1.73	Ranked 08/09/22			
<b>Comments or Reservations</b>				
<ul style="list-style-type: none"> <li>• Specificity of the option is the concern.</li> <li>• Baseline reference and how to achieve.</li> <li>• Access at milestone inspections of original plans and provide to inspector.</li> </ul>				

## VI. LOCAL GOVERNMENTS/REPORT SUBMITTAL OPTIONS

### OPTIONS ACHIEVING A CONSENSUS LEVEL OF SUPPORT: ≥75% SUPPORT

**Option 1)** 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). *[Jim Schock]*

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
3.5	Ranked 08/09/22			
<b>Comments or Reservations</b>				
<ul style="list-style-type: none"> <li>• None</li> </ul>				

**Option 2)** 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. *[Ron Leiseca]*

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
3.42	Ranked 08/09/22			
<b>Comments or Reservations</b>				
<ul style="list-style-type: none"> <li>• Close-out report form – basic outline local governments can modify.</li> </ul>				

## ASSIGNMENT 2 (PHASE 2 OF PROJECT) OPTIONS/ISSUES

**Assignment 2 Summary.** 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.

### SCOPE OPTIONS

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

- Apply the Milestone Inspection requirements to all buildings in Florida which exceed 10 occupants and are greater than 2,000 square feet (at the very minimum all threshold buildings should be included). Detached one- and two-family dwellings and townhouses not more than three stories above grade should be exempt. *[Tom Grogan]*
- Apply the Milestone Inspection requirements to all buildings in Florida which exceed 10 occupants and are greater than 2,000 square feet (at the very minimum all threshold buildings should be included). Detached one- and two-family dwellings and townhouses not more than three stories above grade should be exempt. *[Tom Grogan]*
- **Qualifications to perform inspections:** Phase One: a licensed architect or professional engineer, who has experience designing the structural components of buildings and inspecting structural components of existing buildings. *[Tom Grogan]*
- **Qualifications to perform inspections:** Phase Two: a licensed architect or professional engineer, who has a minimum of: (a) ten years of experience designing the primary structural components of buildings, and (b) a minimum of five years inspecting structural components of existing buildings of a similar size, scope, and type of construction. *[Tom Grogan]*
- Require that the structural integrity reserve studies be kept for a minimum of 50 years. *[Tom Grogan]*
- **Section 553.899, F.S. Mandatory Structural Inspections for Condominium and Cooperative Buildings Comments:** *[Tom Grogan]*
  - Line 195: revise “condominium and cooperative buildings” to “all buildings”
  - Lines 223 and 224: revise “a condominium association under chapter 718 and a cooperative association under chapter 719” to “all buildings”
  - Lines 230 and 231: revise “condominium association or cooperative association” to “building owner”
  - Lines 235 and 236: revise “condominium association or cooperative association” to “building owner”
  - Lines 238 and 239: revise “condominium association or cooperative association” to “building owner”
  - Lines 253 and 254: revise “condominium association or cooperative association” to “building owner”
  - Lines 257 and 258: revise “condominium association or cooperative association” to “building owner”
  - Line 266: Between “in this state” and “shall perform” insert the following “: who has experience designing the structural components of buildings and inspecting structural components of existing buildings.”
  - Line 289: insert before “An inspector” the following “A phase two inspector shall be a Licensed Architect or Professional Engineer (PE) who has a minimum of: (a) ten years of experience designing the

primary structural components of buildings, and (b) a minimum of five years inspecting structural components of existing buildings of a similar size, scope, and type of construction.

- Line 317: revise “The association” to “The building owner”
- Line 318-319: after “each” insert “tenant, ownership team,”
- Line 331: after “that” insert “an owner,”
- The program should apply to all buildings, not just Condominiums and Cooperatives. Buildings do not age or deteriorate based on ownership. [Dan Lavrich]
- Add electrical inspections as well as structural inspections to the safety inspection program. [Dan Lavrich]

## OUTSIDE THE SCOPE OF SECTION 553.899, F.S. OPTIONS

- Insurance Availability and Cost. [Brad Schiffer]
- **Section 718.111 F.S. Comments:** Line 447: revise “15 years” to “50 years” (*need to keep reserve study for some time past the first 30-year inspection*). [Tom Grogan]
- **Section 719.104, F.S. Comments:** Lines 1797 and 1815: revise “15 years” to “50 years.” [Tom Grogan]

## INSPECTION STANDARDS/CHECKLIST OPTIONS

- Create electronic inspection form and submission system. **Ranked 3.75 on 08/09/22** [Cope, Schock]
- Standardize response options. [Anne Cope]
- Standardize condition assessment categories. [Anne Cope]
- Integrate with database for tracking and reporting. [Anne Cope]
- Standardize Inspection Form. [Jim Shock]
- Life Safety elements deterioration in Phase 1: Guard/Hand Rail, Fire Escape, and Means of Egress. [Brad Schiffer]

## PROCEDURAL RECOMMENDATIONS OPTIONS

- 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. [Allen Douglas]