

## Madani, Mo

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**From:** Anthony C. Apfelbeck <ACApfelbeck@altamonte.org>  
**Sent:** Tuesday, June 13, 2023 8:57 AM  
**To:** Madani, Mo  
**Cc:** facilitatedsolutionsjb@gmail.com  
**Subject:** EBIWG Comments By Apfelbeck  
**Attachments:** EBIWG\_Options\_Acceptability\_Ranking\_Worksheet\_12-July-2023\_V1 Apfelbeck Comments.docx

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Mo,

Please see attached for my final EBIWG comments on Section III and V. These are in track changes and can be distributed to the full Working Group.

Here is a description of what I did:

1. Section III: I took the Option 1 and Option 2 list in Section III and combined them into one list. The combined list is depicted in Option 2 Section 3. I deleted duplicate entries.
2. Section III: I ensured that the combined list in Option 2 Section 3 reflected all items that were listed in the Section V Option 2 list. I had to create some new items as we did not have all of them covered. I deleted duplicate entries.
3. Section V: I ensured that Option 2 list in Section V reflected all items that were contained in the Option 2 Section III combined list. I had to create some new items as we did not have all of them covered. I deleted duplicate entries.
4. Section V: I created a new Option 3 in Section V that took the subjects of the items in the Option 2 Section III combined list and incorporated the items from the Option 2 Section V list under each subject.
5. Section V: I created a new "Notes" component to the new Option 3 Section V list to provide clarity to the design professional on what to do with this list, intent, scope of the Milestone Lifesafety Inspection and how to interpret if there are questions.

The final result is that in the new Section V Option 3, we have a list of each broad system that needs to be looked at by the design professional and a description following of what details need to be looked at within each broad system. Since the new Section V Option 3 incorporates the items fully from Section III, we can dispose of Section III Options and just work to drill down on Section V Option 3.

Hope this helps. Let me know if you need additional.

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**FLORIDA BUILDING COMMISSION**  
**EXISTING BUILDING INSPECTION WORKGROUP**  
**OPTIONS ACCEPTABILITY RANKING WORKSHEET — JULY 12, 2023**

**OPTIONS 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 with a  $\geq 3.0$  average ranking (75%) 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 DBPR staff. The status of a ranked option will not be final until the final Workgroup meeting for the assignment on September 14, 2023, 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).

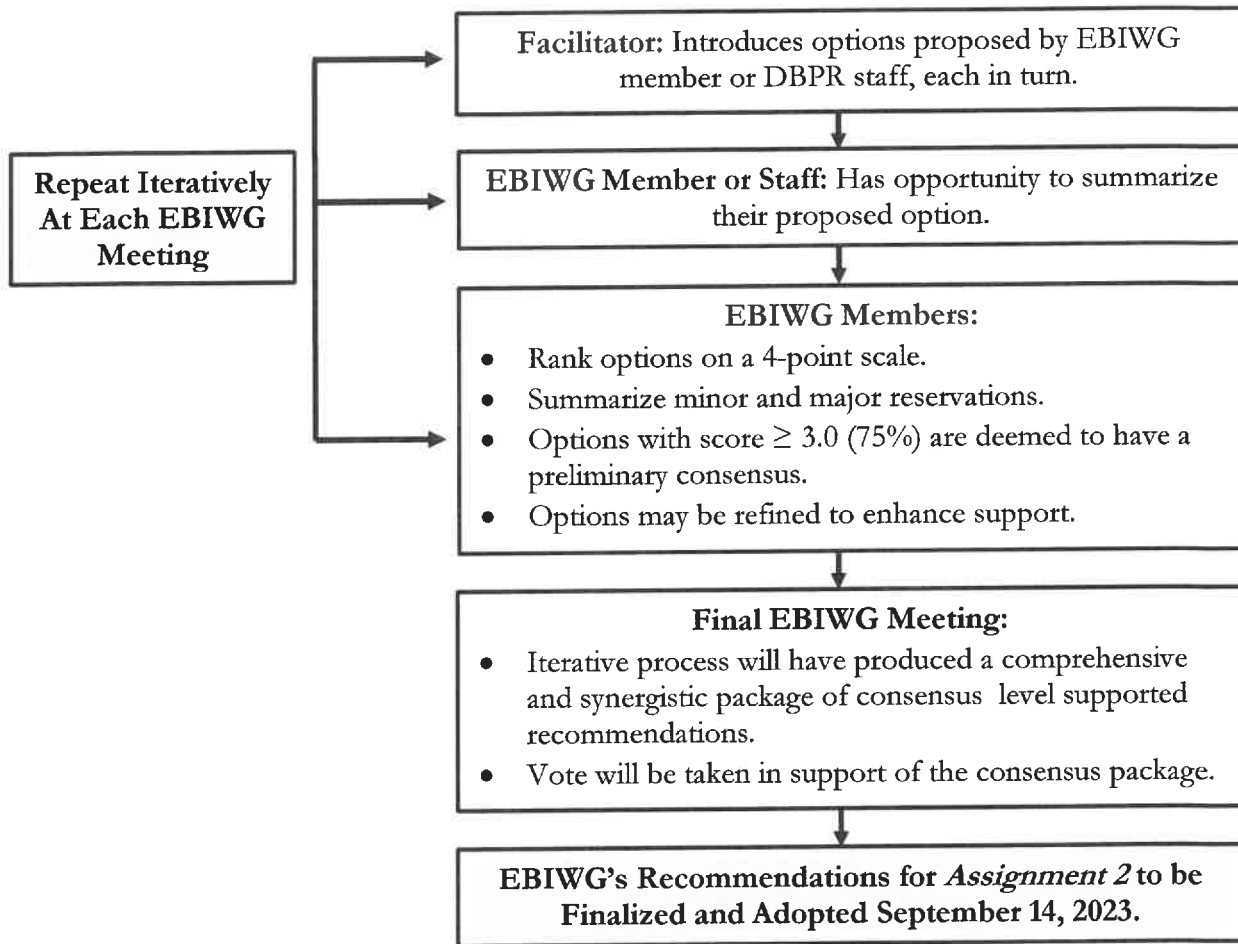
**CONSENSUS SOLUTIONS OPTIONS EVALUATION PROCESS**

- Facilitator will introduce each option in turn by Topical Category.
- The public may comment on options by Topical Category (not individually) and will be limited to 3 minutes per person.
- **Topical Categories:** **I.** Overarching and Procedural Threshold Recommendations, **II.** Buildings and Structures Covered, **III.** Life Safety Milestone Inspections, **IV.** Milestone Inspection Time Frames, **V.** Life Safety Verification Checklist, **VI.** Maintenance Outside Milestone Inspections, **VII.** Qualifications for Inspectors, and **VIII.** Research Projects. Proponent will have an opportunity to provide a brief summary of the option.
- Workgroup members may ask clarifying questions only (no discussion).
- The options 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 don't 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 synergistic package of recommendations has achieved a consensus level of support.
- The only vote will be taken at the end of the last meeting (September 14, 2023) 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

## CONSENSUS SOLUTIONS OPTIONS EVALUATION PROCESS



CRITERIA TO CONSIDER FOR PROPOSING AND EVALUATING OPTIONS AND RECOMMENDATIONS	
CRITERIA	EXPLANATION
IMPORTANCE	Is this proposed option critically important to achieving the goals of <i>Assignment 2</i> ?
TIMELY	Will things get worse if the proposed option is not implemented?
FEASIBLE/ PRACTICAL	Is it likely that the proposed option will be successful in achieving the relevant goals of <i>Assignment 2</i> ?
RESOURCES	Are there resources available, or likely to become available for implementing the proposed option? Is implementation of the proposed option cost effective?
COMMITMENT	Is there commitment from the stakeholders, regulators, and legislators regarding implementation of the proposed option?

### MEETING FACILITATION

Meetings are facilitated, and options ranking worksheets prepared by Jeff Blair from Facilitated Solutions, LLC. Information at: <http://facilitatedsolutions.org>.



**ASSIGNMENT 2 (PHASE 2 OF PROJECT)**  
**SECTION 553.899, F.S. – COMPREHENSIVE STRUCTURAL AND LIFE SAFETY STANDARDS FOR MAINTAINING AND INSPECTING ALL TYPES OF BUILDINGS AND STRUCTURES THREE STORIES OR HIGHER**

**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.

**WORKSHEET ORGANIZATION**

<b>WORKSHEET ORGANIZATION BY TOPICAL CATEGORIES</b>	
<b>SECTION 1</b>	<p>Consensus level ranked and new and revised options are organized into (10) ten Topical Categories.</p> <ul style="list-style-type: none"> <li>• <b>Topical Categories:</b> <b>I.</b> Overarching and Procedural Threshold Recommendations, <b>II.</b> Buildings and Structures Covered, <b>III.</b> Life Safety Milestone Inspections, <b>IV.</b> Milestone Inspection Time Frames, <b>V.</b> Life Safety Verification Checklist, <b>VI.</b> Maintenance Outside Milestone Inspections, <b>VII.</b> Qualifications for Inspectors, and <b>VIII.</b> Research Projects.</li> <li>• For each Topical Category, ranked options achieving an average of <math>\geq 3.0</math> (75%) are numbered from highest to lowest ranking starting with "1."</li> </ul>
<b>SECTION 2</b>	Current New and/or Revised Options for Acceptability Ranking organized into the same Topical Categories.
<b>SECTION 3</b>	Options that were ranked but achieved $< 75\%$ Support are organized into the same Topical Categories and lettered from highest to lowest ranking starting with "A."
<b>SECTION 4</b>	Options deferred to Assignment 3 for evaluation.

## SECTION 1 – RANKED CONSENSUS OPTIONS

### I. OVERARCHING AND PROCEDURAL THRESHOLD RECOMMENDATIONS OPTIONS (5 CONSENSUS RANKED OPTIONS)

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

**Option 1) Scope of Recommendations.** It is the consensus of the EBIWG that the general purpose of the life safety aspects of Assignment #2 is to identify coordination issues necessary to ensure that a milestone inspector has a checklist for verification that life safety inspections as required by the Florida Fire Prevention Code are being completed. *[DBPR Staff]*

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
<i>April 27, 2023 Ranking</i>				
4.00	14	0	0	0

**Option 2) Structural Requirements.** For the structural components of Assignment 2 reference the recommendations contained in the Commission’s *Recommendations on Milestone Structural Inspection Requirements* report submitted to Governor and Legislature pursuant to Assignment 1. *[Jim Schock]*

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
<i>April 27, 2023 Ranking</i>				
3.88	14	2	0	0

**Option 3) FFPC Provides for Life Safety Standards.** It is the consensus of the EBIWG that the Florida Fire Prevention Code (FFPC) as administered by the State Fire Marshal provides for comprehensive mandatory life safety standards for maintaining and inspecting all types of buildings and structures in this state including those three stories or more in height. *[DBPR Staff]*

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
<i>April 27, 2023 Ranking</i>				
3.79	11	3	0	0

**Option 4) Legislative Authority.** Request rule-making authority to have the Commission develop a Structural and Fire Maintenance Program for Existing Buildings three stories or more within the state of Florida. *[Jim Schock]*

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
<i>April 27, 2023 Ranking</i>				
3.75	12	4	0	0

**Option 5) Milestone Inspections Applicable to Buildings and Structures Covered By Recommendations.** Require Life Safety and Structural Milestone Inspections for the buildings and structures covered by the comprehensive structural standards for maintaining and inspecting buildings and structures recommendations. *[Anne Cope]*

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
<i>June 6, 2023 Ranking</i>				
3.50	7	7	0	0

**II. BUILDINGS AND STRUCTURES COVERED BY THE COMPREHENSIVE STRUCTURAL STANDARDS FOR MAINTAINING AND INSPECTING BUILDINGS AND STRUCTURES OPTIONS (2 CONSENSUS RANKED OPTIONS)**

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

**Option 1)** Local jurisdictions should retain authority to increase the requirements for their jurisdictions.

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
<i>April 27, 2023 Ranking</i>				
<b>3.92</b>	12	1	0	0

**Option 2) Buildings and Structures the Recommendations Apply To.** Pending the results of further research regarding whether certain type of buildings and structures should be included as part of the existing “Mandatory Structural Inspection Program”, it is the consensus of the EBIWG that the following three stories and more in height buildings should be subjected to both the existing “Mandatory Structural Inspection Program” and the proposed life-safety verification/inspection program:

Apartments/residential (excluding 1 and 2 family dwellings), parking garages or parking garage portion of buildings, and stadiums, coliseums, arenas, assembly occupancies, high-rise buildings, hotels, dormitories, child care, detention, educational, health care, and industrial. *[Staff]*

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
<i>June 6, 2023 Ranking</i>				
<b>3.50</b>	7	7	0	0

**III. LIFE SAFETY MILESTONE INSPECTION OPTIONS (2 CONSENSUS RANKED OPTIONS)**

**Option 1) Components to Verify.** Components of the building life safety systems that should be verified during the milestone inspection:

- Sprinkler systems
- Fire pump
- Fire alarm systems
- Fire department access
- Fire department equipment (Hydrants, FDCs, Standpipes)
- In-building radio enhancement communication systems
- Stairwells clear and well maintained
- Means of egress
- Elevator(s)
- Smoke control systems
- Fire stopping
- Emergency power/generator
- Emergency lighting and exit signage
- Change of use or hazardous storage

- Fire walls, fire partitions, and smoke barriers

*[DBPR Staff with amendments proposed by Steve Kowkabany]*

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
<i>June 6, 2023 Ranking</i>				
3.50	7	7	0	0

**Option 2) Organization of Checklist Items by Category.**

**Electrical System** *[Jim Schock]*

- Electrical System Hazards
- Emergency Generator and Transfer Switch

**Means of Egress**

- Impediments to Egress
- Handrails and Guardrails
- Emergency Lighting
- Exit Signs

**Elevator**

- Elevator Certification

**Passive Fire Protection Systems**

- Rated Doors
- Fire and Smoke Walls and Floor/Ceiling Assemblies
- Fire Rated Penetrations

**Active Fire Protection Systems**

- Fire Sprinkler System
- Fire Pump
- Fire Standpipe System
- Fire Alarm System
- Smoke Alarms
- Smoke Control System
- Hoods and Suppression Systems

**Site Conditions**

- Fire Department Connections
- Fire Department Access
- Fire Hydrants

**Occupancy/Contents**

- Change of Use/Occupancy
- Hazardous Storage
- Fire Extinguishers

**Firefighter Safety/Inspections**

- In-Building Radio Enhancement System
- Firefighter Building Marking System
- Inspections



AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
<i>June 6, 2023 Ranking</i>				
3.23	4	10	0	0
<b>Notes</b>				
<ul style="list-style-type: none"> <li>• Checklist should clarify what actions are required for each item (i.e., check, verify, etc.).</li> <li>• Option 2 should be correlated to include the same items as listed in Option 1.</li> <li>• Option 2 provides categories or a structure for the types of activities covered.</li> </ul>				

**IV. MILESTONE INSPECTION TIME FRAMES OPTIONS  
(1 CONSENSUS RANKED OPTION)**

**Option 1) Inspection Time Frame.** Same as Milestone Inspections. *[Jim Schock]*

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
<i>June 6, 2023 Ranking</i>				
3.58	7	5	0	0
<b>Notes</b>				
<ul style="list-style-type: none"> <li>This Option is already covered by Option 2 in Category 1. Decide whether to retain here.</li> </ul>				

**V. MILESTONE LIFE SAFETY VERIFICATION CHECKLIST OPTIONS  
(2 CONSENSUS RANKED OPTIONS)**

**Option 1) Records of Inspections.** Require milestone inspection records to be retained by the AHJ for the life of the structure.

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
<i>June 6, 2023 Ranking</i>				
3.64	7	4	0	0

**Option 2) Milestone Life Safety Verification Checklist Criteria.** Milestone life safety verification checklist criteria for use during the milestone inspection(s):

- If the building is provided with a fire sprinkler system, request a copy of the annual and five-year fire sprinkler test report. Verify that the fire sprinkler system is inspected annually by a licensed fire sprinkler contractor and has a current inspection tag signed and dated. Also verify current annual inspection tag on the fire sprinkler system backflow preventer.
- If the building is equipped with a fire pump, request a copy of the annual test report. Also, verify current annual inspection tag on the fire pump.
- If the building is provided with a fire alarm system, request a copy of the annual fire alarm test report. Verify that the fire alarm system is inspected annually by a licensed fire alarm contractor and has a current inspection tag signed and dated.
- If the building is provided with an in-building radio enhancement communication system verify that the system is inspected annually by a licensed fire alarm contractor and has a current inspection tag signed and dated.
- If the building is provided with a standpipe system installed, request a copy of the annual and five-year standpipe system test report.
- If fire department connections are provided for standpipes or fire sprinkler systems, check to see that there is no visible damage to the fire department connections and they are accessible to the fire department.
- If private fire hydrants are on site, check to see that there is no visible damage to hydrants, they are accessible/visible to the fire department and they have current inspection tags.
- If kitchen hood fire suppression system installed is installed in the building, verify that the hood fire suppression system is tagged and inspected by a state licensed fire suppression company within the last year.

- Verify that all exit corridors and exit stair enclosures are clear, unobstructed and all door hardware operates as designed.
- Verify that stair tread/risers are in a condition that does not create a tripping hazard.
- Verify that handrails and guardrails are in place, secure and function as intended.
- Verify exit signs are in place and tested if provide with emergency power.
- Verify rated door are in place within rated assemblies and operational as intended.
- If the building is provided with a smoke control system request a copy of the annual inspection and testing report.
- Observe readily accessible rated walls, floor/ceiling assemblies and draftstopping for compromised systems that require repair. This observation should include stairwell enclosures, rated corridors, vertical shafts, and exposed floor ceiling assemblies in mechanical and electrical rooms at a minimum.
- Observe readily accessible firestopping at joints and penetrations in rated walls for compromised systems that require repair. This observation should include stairwell enclosures, rated corridors, vertical shafts, and exposed floor ceiling assemblies in mechanical and electrical rooms at a minimum.
- Verify that all fire extinguishers are inspected annually by a licensed fire extinguisher company and have a current inspection tag signed and dated.
- If the building is provided with an emergency generator, request a copy of the test report of the emergency generator (maintenance records, load test results).
- If the building is provided with emergency lighting, verify that the emergency lighting is maintained in working order.
- Request a copy of the most recent fire inspection report from the local jurisdiction's fire official. Identify if there are deficiencies that were noted by the fire official in the report that have not been corrected.
- Confirm that the local fire code enforcement authority is conducting an annual, biennial or triennial inspection of the building.
- If the building is provided with an elevator, verify elevator certificate is up to date.
- Note any observed hazards with the electrical system.
- Note any unpermitted changes of use, retrofits, or expansions of the building that may be observed.
- Note the presence of any hazardous material storage or use.
- Note any impediments to fire department access to the building.
- Confirm if the building is properly marked in accordance with the Florida Firefighter Safety Building Marking System.
- Confirm if Florida Fire Prevention Code required smoke alarms are installed in residential units and request a copy of the annual inspection and test.
- Confirm if a fire sprinkler system is installed in the building, if a fire sprinkler system is required by the Florida Fire Prevention Code.
- Confirm if a fire alarm system is installed in the building, if a fire alarm system is required by Florida Fire Prevention Code.

*[DBPR Staff with amendments proposed by Steve Kowkabany]*

**Option 3 (This option combines the two lists from Section III with the Option 2 List from Section V.)**

**Electrical System**

- Electrical System Hazards
  1. Note any observed hazards with the electrical system.

- Emergency Generator and Transfer Switch
  1. If the building is provided with an emergency generator, request a copy of the test report of the emergency generator (maintenance records, load test results).

### **Means of Egress**

- Impediments to Egress
  1. Verify that all exit corridors and exit stair enclosures are clear, unobstructed and door hardware operates as designed.
  2. Verify that stair tread/risers are in a condition that does not create a tripping hazard.
- Handrails and Guardrails
  1. Verify that handrails and guardrails are in place, secure and function as intended.
- Emergency Lighting
  1. If the building is provided with emergency lighting, verify that the emergency lighting is maintained in working order.
- Exit Signs
  1. Verify exit signs are in place and tested if provide with emergency power.

### **Elevator**

- Elevator Certification
  1. If the building is provided with an elevator, verify elevator certificate is up to date.

### **Passive Fire Protection Systems**

- Rated Doors
  1. Verify rated door are in place within rated assemblies and operational as intended.
- Fire and Smoke Walls and Floor/Ceiling Assemblies
  1. Observe readily accessible rated walls, floor/ceiling assemblies and draftstopping for compromised systems that require repair. This observation should include stairwell enclosures, rated corridors, vertical shafts, and exposed floor ceiling assemblies in mechanical and electrical rooms at a minimum.
- Fire Rated Penetrations
  1. Observe readily accessible firestopping at joints and penetrations in rated walls for compromised systems that require repair. This observation should include stairwell enclosures, rated corridors, vertical shafts, and exposed floor ceiling assemblies in mechanical and electrical rooms at a minimum.

### **Active Fire Protection Systems**

- Fire Sprinkler System
  1. Confirm if a fire sprinkler system is installed in the building, if a fire sprinkler system is required by the Florida Fire Prevention Code.
  2. If the building is provided with a fire sprinkler system, request a copy of the annual and five-year fire sprinkler test report. Verify that the fire sprinkler system is inspected annually by a licensed fire sprinkler contractor and has a current inspection tag signed and dated. Also verify current annual inspection tags on the fire sprinkler system backflow preventer.
- Fire Pump
  1. If the building is equipped with a fire pump, request a copy of the annual test report.
- Fire Standpipe System
  1. If the building is provided with a standpipe system installed, request a copy of the annual and five-year standpipe system test report.
- Fire Alarm System

1. Confirm if a fire alarm system is installed in the building, if a fire alarm system is required by Florida Fire Prevention Code.
  2. If the building is provided with a fire alarm system, request a copy of the annual fire alarm test report. Verify that the fire alarm system is inspected annually by a licensed fire alarm contractor and has a current inspection tag signed and dated.
- Smoke Alarms
    1. Confirm if Florida Fire Prevention Code required smoke alarms are installed in residential units and request a copy of the annual inspection and test.
  - Smoke Control System
    1. If the building is provided with a smoke control system request a copy of the annual inspection and testing report.
  - Hoods and Suppression Systems
    1. If kitchen hood fire suppression system installed is installed in the building, verify that the hood fire suppression system is tagged and inspected by a state licensed fire suppression company within the last year.

### **Site Conditions**

- Fire Department Connections
  1. If fire department connections are provided for standpipes or fire sprinkler systems, check to see that there is no visible damage to the fire department connections and they are accessible to the fire department.
- Fire Department Access
  1. Note any impediments to fire department access to the building.
- Fire Hydrants
  1. If private fire hydrants are on site, check to see that there is no visible damage to hydrants, they are visible/accessible to the fire department and they have current inspection tags.

### **Occupancy/Contents**

- Change of Use/Occupancy
  1. Note any unpermitted changes of use, retrofits, or expansions of the building that may be observed or use.
- Hazardous Storage
  1. Note the presence of any hazardous material storage or use.
- Fire Extinguishers
  1. Verify that all fire extinguishers are inspected annually by a licensed fire extinguisher company and have a current inspection tag signed and dated.

### **Firefighter Safety/Inspections**

- In-Building Radio Enhancement System
  1. If the building is provided with an in-building radio enhancement communication system verify that the system is inspected annually by a licensed fire alarm contractor and has a current inspection tag signed and dated.
- Firefighter Building Marking System
  1. Confirm if the building is properly marked in accordance with the Florida Firefighter Safety Building Marking System.
- Inspections

1. Request a copy of the most recent fire inspection report from the local jurisdiction's fire official. Identify if there are deficiencies that were noted by the fire official in the report that have not been corrected.
2. Confirm that the local fire code enforcement authority is conducting an annual, biennial or triennial inspection of the building.

**Milestone Life Safety Verification Checklist Notes:**

1. If further clarification is required for the above checklist items, the design profession should consult and defer to the provisions of the Florida Fire Prevention Code.
2. The Milestone Life Safety Inspection is not intended to be comprehensive inspection of every code provision of the Florida Fire Prevention Code or of every component of every element listed in the checklist above.
3. A copy of the results of the Milestone Life Safety Verification Checklist results shall be provided to the local fire code Authority Having Jurisdiction within 60 calendar days of the completion of the inspection.
4. If imminent life safety hazards are observed during the course of the Milestone Life Safety Inspection, the imminent life safety hazards shall be immediately reported to the local fire code Authority Having Jurisdiction.

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
<i>June 6, 2023 Ranking</i>				
3.54	7	6	0	0
<b>Notes:</b>				
<ul style="list-style-type: none"> <li>• Correlate this list with previous lists from Category III (Checklists).</li> <li>• Provide a caveat/guidance to ensure compliance with the requirements of the FFPC. If there is a conflict defer to the provisions of FFPC.</li> <li>• These are minimum requirements and the AHJ may increase them as needed.</li> </ul>				

**VI. MAINTENANCE OUTSIDE MILESTONE INSPECTIONS OPTIONS**

*No consensus ranked options.*

**VII. QUALIFICATIONS FOR INSPECTORS OPTIONS (1 CONSENSUS RANKED OPTION)**

**Option 1) Qualifications of Inspectors.**

Engineers, Architects and their authorized representatives (For Structural and Milestone Life Safety Verification Inspections). *[Jim Schock]*

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
<i>June 6, 2023 Ranking</i>				
3.45	7	2	2	0

## VIII. RESEARCH PROJECT RECOMMENDATIONS OPTIONS (1 OPTION)

**Option A) Research on Occupancy Classifications.** Propose a research project based on findings in Miami Dade and Broward Counties and determine based on Occupancy Classification if there are any particular Occupancies that appear to be more vulnerable possibly due to the type of ownership or any other factors. This could be used as a starting point to avoid unnecessary cost or to possibly allow for a slower implementation for additional structures which may be better for this large of a project. *[Jim Schock]*

**The Workgroup voted unanimously to defer action on this Options pending the results from the Final Report of the UF Research Project titled: *Assessment of Inspection Reporting and Building Conditions in South Florida (Miami-Dade and Broward Counties) – Phase II.***

SECTION 2 – CURRENT NEW AND/OR REVISED OPTIONS FOR  
ACCEPTABILITY RANKING

I. OVERARCHING AND PROCEDURAL THRESHOLD RECOMMENDATIONS OPTIONS  
(TBD – NEW AND/OR REVISED OPTIONS)

II. BUILDINGS AND STRUCTURES COVERED BY THE COMPREHENSIVE STRUCTURAL  
STANDARDS FOR MAINTAINING AND INSPECTING BUILDINGS AND STRUCTURES  
OPTIONS  
(TBD – NEW AND/OR REVISED OPTIONS)

III. LIFE SAFETY MILESTONE INSPECTION OPTIONS  
(TBD – NEW AND/OR REVISED OPTIONS)

IV. MILESTONE INSPECTION TIME FRAMES OPTIONS  
(TBD – NEW AND/OR REVISED OPTIONS)

V. UNIFORM LIFE SAFETY VERIFICATION CHECKLIST OPTIONS  
(TBD – NEW AND/OR REVISED OPTIONS)

VI. MAINTENANCE OUTSIDE MILESTONE INSPECTIONS OPTIONS  
(TBD – NEW AND/OR REVISED OPTIONS)

VII. QUALIFICATIONS FOR INSPECTORS OPTIONS  
(TBD – NEW AND/OR REVISED OPTIONS)

VIII. RESEARCH PROJECT RECOMMENDATIONS OPTIONS  
(1 OPTION)

**Option A) Research on Occupancy Classifications.** Propose a research project based on findings in Miami Dade and Broward Counties and determine based on Occupancy Classification if there are any particular Occupancies that appear to be more vulnerable possibly due to the type of ownership or any other factors. This could be used as a starting point to avoid unnecessary cost or to possibly allow for a slower implementation for additional structures which may be better for this large of a project. *[Jim Schock]*

***The Workgroup voted unanimously to defer action on this Option pending issuance of the Final Report for the UF Research Project titled: “Assessment of Inspection Reporting and Building Conditions in South Florida (Miami-Dade and Broward Counties) – Phase II.”***





**SECTION 3 – RANKED OPTIONS NOT ACHIEVING A CONSENSUS LEVEL OF SUPPORT: < 75 SUPPORT**

**I. OVERARCHING AND PROCEDURAL THRESHOLD RECOMMENDATIONS OPTIONS**

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

*None.*

**II. BUILDINGS AND STRUCTURES COVERED BY THE COMPREHENSIVE STRUCTURAL STANDARDS FOR MAINTAINING AND INSPECTING BUILDINGS AND STRUCTURES OPTIONS**

**OPTIONS INITIALLY ACHIEVING A CONSENSUS LEVEL OF SUPPORT: ≥75% SUPPORT AND SUBSEQUENTLY REPLACED OR COVERED BY ANOTHER OPTION**

**Buildings and Structures Recommendations Applicable To.** In addition to the buildings covered by the Milestone Inspections Program include apartments, parking garages, stadiums, coliseums, and arenas that are 3 stories or more in height to the scope of buildings and structures the Commission’s recommendations for life-safety standards apply to, pending the results of further research regarding other buildings and structures to include. *[Jim Schock]*

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
<i>April 27, 2023 Ranking</i>				
3.27	4	11	0	0

**Apply Recommendations to High-Risk Occupancy.** Type of building to be covered – three stories and more in height: For consistency with the FFPC (life-safety), limit coverage to those occupancies that are defined as “High-Risk Occupancy.” These are the buildings that verification of the life-safety requirements would apply to and trigger the second checklist for inspection and verification.

*High-Risk Occupancy*

An occupancy that has a history of high frequency of fires, high potential for loss of life or economic loss, or that has a low or moderate history of fires or loss of life but the occupants have a high dependency on the built-in fire protection features or staff to assist in evacuation during a fire or other emergency.

Examples of high-risk occupancies could include multiple-family dwellings, high-rise buildings, hotels, dormitories, lodging and rooming, assembly, child care, detention, educational, health care, and industrial.

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
<i>April 27, 2023 Ranking</i>				
3.20	3	12	0	0

**Buildings and Structures Recommendations Applicable To.** In addition to the buildings covered by the Milestone Inspections Program include apartments, parking garages, and residential and assembly occupancies that are 3 stories or more in height, excluding 1 and 2 family dwellings, to the scope of buildings and structures the Commission’s recommendations for life-safety standards apply to, pending the results of further research regarding other buildings and structures to include. *[Jim Schock]*

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
<i>April 27, 2023 Ranking</i>				

3.12	4	13	0	0
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**OPTIONS NOT ACHIEVING A CONSENSUS LEVEL OF SUPPORT: < 75% SUPPORT**

**Option A)** 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] [Dan Lavrich]*

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
<i>April 27, 2023 Ranking</i>				
1.60	0	1	7	7

**Option B)** 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]*

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
<i>April 27, 2023 Ranking</i>				
1.50	0	1	5	8

**III. LIFE SAFETY MILESTONE INSPECTION OPTIONS**

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

*None.*

**IV. MILESTONE INSPECTION TIME FRAMES OPTIONS**

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

**Option A) Fire Escape Stairways and Balconies Inspection Time Frame.** Fire escape stairways and balconies shall be examined for structural adequacy by a registered design professional every 5 years. An inspection report shall be submitted to the AHJ after such examination. *[Brad Schiffer]*

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
<i>June 6, 2023 Ranking</i>				
2.15	0	2	11	0

**V. UNIFORM LIFE SAFETY VERIFICATION CHECKLIST OPTIONS**

**Option A) Records of Inspections.** Require a 10-year retention requirement for records of milestone inspection. *[Rebecca Quinn]*

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
<i>June 6, 2023 Ranking</i>				
1.90	0	0	10	1

## VI. MAINTENANCE OUTSIDE MILESTONE INSPECTIONS OPTIONS

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

#### Option A) Maintenance. *[Jim Schock]*

- Require a Maintenance program be submitted as part of a final inspection or at first Inspection along with formatting of a Maintenance log book
- Verify Upkeep of the Maintenance Log.
- Verify and operate Plumbing Systems.
- Verify and operate Mechanical Systems.
- Inspect for the presence of mold.

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
<i>June 6, 2023 Ranking</i>				
2.0	0	3	5	3

#### Option B) Exterior Maintenance when not Included with Milestone Inspections. *[Jim Schock]*

- Inspect Roofing System
- Inspect Penetration Sealants
- Inspect Exterior Painting and Finishes
- Drainage systems
- Paving and Parking Areas
- Seawalls and Flood prevention Measures
- Waterproofing
- Check Operation of Swimming Pool and Spa Equipment

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
<i>June 6, 2023 Ranking</i>				
2.0	0	3	5	3

## VII. QUALIFICATIONS FOR INSPECTORS OPTIONS

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

**Option A) 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
<i>June 6, 2023 Ranking</i>				
2.36	0	4	7	0

**Option B) 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]*

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
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<i>June 6, 2023 Ranking</i>				
2.36	0	4	7	0

**VIII. RESEARCH PROJECT RECOMMENDATIONS OPTIONS**

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

*None.*

**OPTIONS OUTSIDE SCOPE OF PROJECT**

The Workgroup agreed that the following Options are outside the scope of the Project:

- **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,”
- 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]*

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
<i>June 6, 2023 Ranking</i>				
3.30	3	7	0	0

*The Workgroup voted unanimously that the following option is outside the scope of the project:*

- Require that the structural integrity reserve studies be kept for a minimum of 50 years. *[Tom Grogan]*

## SECTION 4 – OPTIONS DEFERRED TO ASSIGNMENT 3

### OPTIONS DEFERRED TO ASSIGNMENT 3

#### Standard Format and Tracking Options (5 Options)

- **Option A)** Create electronic inspection form and submission system. *Ranked 3.75 on 08/09/22 [Anne Cope, Jim Schock]*
- **Option B)** Standardize response options. *[Anne Cope]*
- **Option C)** Standardize condition assessment categories. *[Anne Cope]*
- **Option D)** Integrate with database for tracking and reporting. *[Anne Cope]*
- **Option E)** Standardize Inspection Form. *[Jim Schock]*

*The Workgroup voted unanimously to defer these options to Assignment 3 for evaluation.*