

**EXISTING BUILDING INSPECTION WORKGROUP
TELECONFERENCE MEETING FROM TALLAHASSEE
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**June 6, 2023
8:30 A.M.**

Minutes

EXISTING BUILDING INSPECTION WORKGROUP PRESENT:

James Schock, Chairman
Heather Anesta
Anthony Apfelbeck
Hamid Bahadori
William Bracken
Joseph Belcher
Dr. Anne Cope

Jaime Gascon
Morgan White for John Gatlin
Stephen Kowkabany
Daniel Lavrich
Craig Parrino
Brad Schiffer
Brian Swope

EXISTING BUILDING INSPECTION WORKGROUP NOT PRESENT:

David Compton
Jeffery Gross

Mark Mikkelson
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: 8:30 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 14 members present at roll call.

Agenda Approval:

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

Approval of minutes from April 27, 2023:

Mr. Apfelbeck entered a motion to approve the minutes from April 27, 2023, as posted. Mr. Lavrich seconded the motion. The motion passed unanimously with a vote of 14 to 0.

The Existing Building Inspection Workgroup's Workplan

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

Motion:

Mr. Apfelbeck entered a motion to accept the Existing Building Workgroup's workplan. Mr. Kowkabany seconded the motion. The motion passed unanimously with a vote of 14 to 0.

Bill SB 154:

Mr. Madani updated the Workgroup on Bill SB 154.

Workgroup Discussion:

Mr. Madani and Mr. Apfelbeck went into discussion with comments and questions.

Background Information:

Mr. Madani briefly reviewed the background information.

EBIWG Options Acceptability Ranking Worksheet:

Mr. Blair briefly reviewed the process for the EBIWG options acceptability ranking worksheet.

I. Overarching and Procedural Threshold Recommendations (1 New Option)

New Option A) Milestone Inspection Applicable to Building and Structures Covered by Recommendations:

Dr. Anne Cope provided details on Option A.

Workgroup Discussion:

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

Ranking on Option A:

The EBIWG ranked Option A by Dr. Anne Cope with a 3.5.

II. Buildings and Structures Covered by the Comprehensive Structural Standards for Maintaining and Inspecting Building and Structures Options (3 New Options)

Replacement Option 2A) Buildings and Structures the Recommendation apply to:

Mr. Blair updated the Workgroup on the previous ranking.

Mr. Madani provided details on the Replacement Option 2A.

Workgroup Discussion:

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

Ranking on Replacement Option 2A:

The EBIWG ranked Option 2A by staff with a 3.5.

Replacement Option 3A) Buildings and Structures the Recommendation apply to:

Ranking on Option 3A:

Not ranked, in favor of replacement option 2A.

Replacement Option 4A) Buildings and Structures the Recommendation apply to:

Ranking on Option 4A:

Not ranked, in favor of replacement option 2A.

III. Life Safety Milestone Options (6 Options)

Option A) DBPR Staff Recommendation 4:

Mr. Madani provided details on Option A.

Option B) DBPR Staff Recommendation 4 with proposed amendments by Steve Kowkabany:

Mr. Kowkabany provided details on Option B.

Workgroup Discussion:

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

Ranking on Option A:

Not ranked, in favor of Option B.

Ranking on Options B:

The EBIWG ranked Option B by Steve Kowkabany with a 3.5.

Option C) Electrical Service Inspection:

Commissioner Schock provided details on Option C.

Workgroup Discussion:

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

Dr. Anne Cope left the meeting, Mr. Eric Stafford became the alternate for Dr. Anne Cope.

Ranking on Option C:

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

Option D) Inspection of the Means of Egress:

Ranking on Option D:

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

Option E) Inspect Passive Fire Protection Systems:

Ranking on Option E:

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

Option F) Inspect Active Fire Protection Systems:

Ranking on Option F:

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

Mr. Hamid Bahadori left the meeting, making the quorum 13 members present.

IV. Milestone Inspection Time Frames Options (2 Options)

Option A) Inspection Time Frame:

Commissioner Schock provided a comment.

Public Comment:

Peter Lagomarsino, BRPH Architects and National Fire Escape Association, provided a comment.

Commissioner Schock asked Mr. Lagomarsino a question.

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

Workgroup Discussion:

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

Ranking on Option A:

The EBIWG ranked Option A by Jim Schock with a 3.58

Option B) Fire Escape Stairways and Balconies Inspection Time Frame:

Commissioner Schiffer provided details on Option B.

Public Comment:

Peter Lagomarsino, BRPH Architects and National Fire Escape Association, provided a comment.

Commissioner Schiffer provided a comment.

Workgroup Discussion:

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

Ranking on Option B:

The EBIWG ranked Option B by Brad Schiffer with a 2.15.

V. Uniform Life Safety Verification Checklist Options (3 Options)

Option A) DBPR Staff Recommendation 5:

Ranking on Option A:

Not ranked, in favor of Option B.

Option B) DBPR Staff Recommendation 5 with proposed amendments by Steve Kowkabany:

Mr. Madani provided details on Option B.

Steve Kowkabany provided details on Option B.

Workgroup Discussion:

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

Ranking on Option B:

The EBIWG ranked Option B by Steve Kowkabany with a 3.54.

Mr. Steve Kowkabany and William Bracken left the meeting, making the quorum 11 members present.

Option C) Records of Inspections:

Workgroup Discussion:

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

Ranking on Option C:

The EBIWG ranked Option C by Rebecca Quinn with a 1.9.

Option D) Records of Inspections:

Ranking on Options D:

The EBIWG ranked Option D with a 3.64.

VI. Standard Format and Tracking Options (7 Options)

Mr. Campbell provided a comment.

Mr. Madani provided a comment.

Options F) Require that the Structural Integrity Reserve Studies be kept for a minimum of 50 years.

Workgroup Discussion:

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

Motion:

Mr. Apfelbeck entered a motion that Option F be disposed of based on it being outside the scope of the project. Mr. Lavrich seconded the motion. The motion passed unanimously with a vote of 11 to 0.

Option G) Fire Escape:

Commissioner Schiffer withdrew Option G.

Option A) Create Electronic Inspection form and submission system:

Ranking on Option A:

Not ranked.

Option B) Standardize Response Options:

Ranking on Option B:

Not ranked.

Option C) Standardize Condition Assessment Categories:

Ranking on Option C:

Not ranked.

Option D) Integrate with Database for Tracking and Reporting:

Ranking on Option D:

Not ranked.

Option E) Standardize Inspection Form:

Ranking on Option E:

Not ranked.

VII. Maintenance Outside Milestone Inspections Options (2 Options)

Option A) Maintenance and Option B) Exterior Maintenance when not Included with Milestone Inspection:

Commissioner Schock provided details on Option A and Option B.

Workgroup Discussion:

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

Ranking on Option A:

The EBIWG ranked Option A with a 2.0.

Ranking on Option B:

The EBIWG ranked Option B with a 2.0.

VIII. Qualifications for Inspection Options (3 Options)

Option A) Qualifications of Inspection:

Commissioner Schock provided details on Option A.

Workgroup Discussion:

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

Ranking on Option A:

The EBIWG ranked Option A with a 3.45.

Option B) Qualifications to perform Inspections. Phase One and Option C) Qualifications to perform Inspections. Phase Two:

Mr. Blair provided an update on Option B and Option C.

Workgroup Discussion:

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

Ranking on Option B and Option C:

The EBIWG ranked by the combined Option B and Option C with a 2.36.

IX. Research Project Recommendations Options (1 Option)

Option A) Research on Occupancy Classifications:

Mr. Madani provided details on Option A.

Workgroup Discussion:

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

Motion:

Mr. Apfelbeck entered a motion to defer action. Mr. Stafford seconded the motion. The motion passed unanimously with a vote of 11 to 0.

X. Options Outside Scope of Project

Mr. Blair updated the workgroup on the Options that are outside the scope of project.

Workgroup Discussion:

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

Ranking on Options Outside Scope of Project:

The EBIWG ranked the Options Outside Scope Project with a 3.3. The EBIWG agreed that all the listed options were outside the scope of the project

Identification and Discussion of next steps:

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

Public Comment:

None.

Workgroup Members and Staff Comment:

Mr. Apfelbeck provided a comment.

Mr. Madani provided a comment.

Mr. Apfelbeck provided a comment.

Adjourn:

There being no further business before the workgroup, Chairman Schock adjourned the meeting at 11:29 a.m.