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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 ≥ 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 **VII.** 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:

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| --- | --- | --- | --- | --- |
| **Acceptability****Ranking Scale** | ***4 = Acceptable,****I agree* | ***3 = Acceptable,*** *I agree with****minor reservations*** | ***2 = Not Acceptable,******I*** *don’t agree* *unless* ***major reservations*** *addressed* | ***1 = Not*** ***Acceptable*** |

* Workgroup members may briefly summarize their minor and major reservations.
* Options that achieve a ranking score of ≥ 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**

**Facilitator:** Introduces options proposed by EBIWG member or DBPR staff, each in turn.

**Repeat Iteratively At Each EBIWG Meeting**

**EBIWG Member or Staff:** Has opportunity to summarize their proposed option.

**EBIWG Members:**

* Rank options on a 4-point scale.
* Summarize minor and major reservations.
* Options with score ≥ 3.0 (75%) are deemed to have a preliminary consensus.
* Options may be refined to enhance support.

**Final EBIWG Meeting:**

* Iterative process will have produced a comprehensive and synergistic package of consensus level supported recommendations.
* Vote will be taken in support of the consensus package.

**EBIWG’s Recommendations for *Assignment 2* to be Finalized and Adopted September 14, 2023.**

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| **Criteria to Consider for Proposing and Evaluating Options and Recommendations** |
| **Criteria** | **Explanation** |
| **Importance** | Is this proposed option critically important to achieving the goals of ***Assignment 2***? |
| **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 ***Assignment 2***? |
| **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>.



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| **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**

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| **Worksheet Organization By Topical Categories** |
| **Section 1** | Consensus level ranked and new and revised options are organized into (10) ten Topical Categories.* **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.
* For each Topical Category, ranked options achieving an average of ≥ 3.0 (75%) are numbered from highest to lowest ranking starting with “1.”
 |
| **Section 2** | Current New and/or Revised Options for Acceptability Ranking organized into the same Topical Categories. |
| **Section 3** | 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.” |
| **Section 4** | Options deferred to Assignment 3 for evaluation. |

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| **Section 1 – Ranked Consensus Options** |

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| **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]*

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| --- | --- | --- | --- | --- |
| **Average** | ***4= Acceptable*** | ***3= Minor Reservations*** | ***2= Major Reservations*** | ***1= Not Acceptable*** |
| *April 27, 2023 Ranking* |
| **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]*

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| --- | --- | --- | --- | --- |
| **Average** | ***4= Acceptable*** | ***3= Minor Reservations*** | ***2= Major Reservations*** | ***1= Not Acceptable*** |
| *April 27, 2023 Ranking* |
| **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]*

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| --- | --- | --- | --- | --- |
| **Average** | ***4= Acceptable*** | ***3= Minor Reservations*** | ***2= Major Reservations*** | ***1= Not Acceptable*** |
| *April 27, 2023 Ranking* |
| **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]*

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| --- | --- | --- | --- | --- |
| **Average** | ***4= Acceptable*** | ***3= Minor Reservations*** | ***2= Major Reservations*** | ***1= Not Acceptable*** |
| *April 27, 2023 Ranking* |
| **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]*

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| --- | --- | --- | --- | --- |
| **Average** | ***4= Acceptable*** | ***3= Minor Reservations*** | ***2= Major Reservations*** | ***1= Not Acceptable*** |
| *June 6, 2023 Ranking* |
| **3.50** | 7 | 7 | 0 | 0 |

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| **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.

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| **Average** | ***4= Acceptable*** | ***3= Minor Reservations*** | ***2= Major Reservations*** | ***1= Not Acceptable*** |
| *April 27, 2023 Ranking* |
| **3.92** | 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”, itisthe 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]* (high-rise buildings and industrial building may be added by rulemaking should further research support it) I still have concern over to broad a scope without enough research to support it. (JRS)

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| --- | --- | --- | --- | --- |
| **Average** | ***4= Acceptable*** | ***3= Minor Reservations*** | ***2= Major Reservations*** | ***1= Not Acceptable*** |
| *June 6, 2023 Ranking* |
| **3.50** | 7 | 7 | 0 | 0 |

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| **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]*

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| --- | --- | --- | --- | --- |
| **Average** | ***4= Acceptable*** | ***3= Minor Reservations*** | ***2= Major Reservations*** | ***1= Not Acceptable*** |
| *June 6, 2023 Ranking* |
| **3.50** | 7 | 7 | 0 | 0 |

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

**Electrical Service Inspection.** *[Jim Schock]*

* Electrical service inspection up to and including the main service disconnect.
* Inspect Exit Lighting.
* Inspect Emergency Lighting.
* Emergency Generator and transfer switch operation.

**Inspection of the Means of Egress.**

* Inspection of the Means of Egress path of travel.
* Inspect Handrails and Guard Rails.
* Verify Elevator Certification is up to date.

**Inspection of the Means of Egress.**

* Inspection of the Means of Egress path of travel.
* Inspect Handrails and Guard Rails.
* Verify Elevator Certification is up to date.

**Inspect Passive Fire Protection Systems.**

* Inspect Fire Rating on Doors.
* Inspect Fire and Smoke Walls.
* Inspect Fire Rated Penetrations.

**Inspect Active Fire Protection Systems.**

* Verify approved testing within the past 5 years If no testing is recorded require testing and inspection of the following systems where applicable:
* Stair and shaft pressurization.
* Smoke evacuation systems.
* Fire Alarm testing.
* Sprinkler System and Standpipes testing.
* Hoods and Suppression Systems.

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| --- | --- | --- | --- | --- |
| **Average** | ***4= Acceptable*** | ***3= Minor Reservations*** | ***2= Major Reservations*** | ***1= Not Acceptable*** |
| *June 6, 2023 Ranking* |
| **3.23** | 4 | 10 | 0 | 0 |
| ***Notes*** |
| * Checklist should clarify what actions are required for each item (i.e., check, verify, etc.).
* Option 2 should be correlated to include the same items as listed in Option 1.
* Option 2 provides categories or a structure for the types of activities covered.
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| **IV. Milestone Inspection Time Frames Options****(1 Consensus Ranked Option)** |

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

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| --- | --- | --- | --- | --- |
| **Average** | ***4= Acceptable*** | ***3= Minor Reservations*** | ***2= Major Reservations*** | ***1= Not Acceptable*** |
| *June 6, 2023 Ranking* |
| **3.58** | 7 | 5 | 0 | 0 |
| ***Notes*** |
| * This Option is already covered by Option 2 in Category 1. Decide whether to retain here.
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| **V. Uniform 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.

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| **Average** | ***4= Acceptable*** | ***3= Minor Reservations*** | ***2= Major Reservations*** | ***1= Not Acceptable*** |
| *June 6, 2023 Ranking* |
| **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 has a fire sprinkler system, request a copy of the annual 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 and fire pump if the fire sprinkler system is equipped with those features.
* If the building has 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.
* Check for the presence, if required, of an in-building radio enhancement communication systems, and verify that the system is inspected annually by a licensed fire alarm contractor and has a current inspection tag signed and dated.
* Check the building for the presence of standpipes in the stairwells, unobstructed access to fire department connections (FDC’s) for both the sprinkler system and the standpipes, and verify that there are unobstructed fire hydrants in proximity to the FDC connections and within 500 feet of all sides of the building.
* If applicable, verify that the hood fire suppression system is tagged and inspected by a state licensed fire suppression company.
* Verify that all exit corridors and exit stair enclosures are clear and unobstructed.
* Verify that smoke control systems are present, operable, and tested on an annual basis in high-rise building stairwells and building atriums at a minimum. Note the type of any smoke control systems that are present and obtain copies of most recent inspection records.
* Observe firestopping at joints and penetrations in rated walls and floors that are readily accessible including stairwell enclosures, penetrations of 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 has an emergency generator, request a copy of the test report of the emergency generator (maintenance records, load test results)
* If the tenant space contains emergency lighting, verify that they have been maintained in working order. The lights shall operate on normal electrical power and on secondary backup power.
* Identify if there were deficiencies that were flagged by the fire official that the building is still required to comply with.
* Confirm that the annual inspection is being performed.
* Verification via a public record request from the jurisdiction to verify that all life safety violation(s) have been corrected.
* Verify elevator certificate is up to date.
* Note any unpermitted changes of use, retrofits, or expansions of the building that may be observed and note the presence of any hazardous material storage or use.
* Confirm if Code required smoke alarms are installed and tested.
* Confirm if fire sprinkler system installed if required by Code.
* Confirm if fire alarm system installed if required by Code.
* Visually confirm to the greatest extent possible the condition of fire walls, fire partitions and smoke barriers. (I believe this is a very important part of any safety inspection (JRS))

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

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| --- | --- | --- | --- | --- |
| **Average** | ***4= Acceptable*** | ***3= Minor Reservations*** | ***2= Major Reservations*** | ***1= Not Acceptable*** |
| *June 6, 2023 Ranking* |
| **3.54** | 7 | 6 | 0 | 0 |
| ***Notes:*** |
| * Correlate this list with previous lists from Category III (Checklists).
* Provide a caveat/guidance to ensure compliance with the requirements of the FFPC. If there is a conflict defer to the provisions of FFPC.
* These are minimum requirements and the AHJ may increase them as needed.
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| **VI. Maintenance Outside Milestone Inspections Options** |

*No consensus ranked options.*

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| **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]*

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| **Average** | ***4= Acceptable*** | ***3= Minor Reservations*** | ***2= Major Reservations*** | ***1= Not Acceptable*** |
| *June 6, 2023 Ranking* |
| **3.45** | 7 | 2 | 2 | 0 |

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| **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*.**

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| **Section 2 – Current New and/or Revised Options for Acceptability Ranking** |

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| **I. Overarching and Procedural Threshold Recommendations Options** **(TBD – New and/or Revised Options)** |

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| **II. Buildings and Structures Covered by the Comprehensive Structural Standards for Maintaining and Inspecting Buildings and Structures Options** **(TBD – New and/or Revised Options)** |

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| **III. Life Safety Milestone Inspection Options****(TBD – New and/or Revised Options)** |

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| **IV. Milestone Inspection Time Frames Options****(TBD – New and/or Revised Options)** |

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| **V. Uniform Life Safety Verification Checklist Options****(TBD – New and/or Revised Options)** |

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| **VI. Maintenance Outside Milestone Inspections Options****(TBD – New and/or Revised Options)** |

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| **VII. Qualifications for Inspectors Options****(TBD – New and/or Revised Options)** |

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| **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.”***

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| **Section 3 – Ranked Options Not Achieving a Consensus Level of Support: < 75 Support** |

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| **I. Overarching and Procedural Threshold Recommendations Options** |

**Options Not Achieving A Consensus Level of Support: < 75% Support**

*None.*

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| **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]*

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| --- | --- | --- | --- | --- |
| **Average** | ***4= Acceptable*** | ***3= Minor Reservations*** | ***2= Major Reservations*** | ***1= Not Acceptable*** |
| *April 27, 2023 Ranking* |
| **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.

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| --- | --- | --- | --- | --- |
| **Average** | ***4= Acceptable*** | ***3= Minor Reservations*** | ***2= Major Reservations*** | ***1= Not Acceptable*** |
| *April 27, 2023 Ranking* |
| **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]*

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| --- | --- | --- | --- | --- |
| **Average** | ***4= Acceptable*** | ***3= Minor Reservations*** | ***2= Major Reservations*** | ***1= Not Acceptable*** |
| *April 27, 2023 Ranking* |
| **3.12** | 4 | 13 | 0 | 0 |

**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]*

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| --- | --- | --- | --- | --- |
| **Average** | ***4= Acceptable*** | ***3= Minor Reservations*** | ***2= Major Reservations*** | ***1= Not Acceptable*** |
| *April 27, 2023 Ranking* |
| **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]*

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| --- | --- | --- | --- | --- |
| **Average** | ***4= Acceptable*** | ***3= Minor Reservations*** | ***2= Major Reservations*** | ***1= Not Acceptable*** |
| *April 27, 2023 Ranking* |
| **1.50** | 0 | 1 | 5 | 8 |

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| **III. Life Safety Milestone Inspection Options** |

**Options Not Achieving A Consensus Level of Support: < 75% Support**

*None.*

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| **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]*

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| --- | --- | --- | --- | --- |
| **Average** | ***4= Acceptable*** | ***3= Minor Reservations*** | ***2= Major Reservations*** | ***1= Not Acceptable*** |
| *June 6, 2023 Ranking* |
| **2.15** | 0 | 2 | 11 | 0 |

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| **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]*

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| --- | --- | --- | --- | --- |
| **Average** | ***4= Acceptable*** | ***3= Minor Reservations*** | ***2= Major Reservations*** | ***1= Not Acceptable*** |
| *June 6, 2023 Ranking* |
| **1.90** | 0 | 0 | 10 | 1 |

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| **VI. Maintenance Outside Milestone Inspections Options** |

**Options Not Achieving A Consensus Level of Support: < 75% Support**

**Option A) Maintenance.** *[Jim Schock]* (Request to pull Maintenance Options and bring it forward during assignment 3 (JRS))

* 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*** |
| *June 6, 2023 Ranking* |
| **2.0** | 0 | 3 | 5 | 3 |

**Option B) Exterior Maintenance when not Included with Milestone Inspections.** *[Jim Schock]* (Request to pull Maintenance Options and bring it forward during assignment 3 (JRS))

* 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

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| --- | --- | --- | --- | --- |
| **Average** | ***4= Acceptable*** | ***3= Minor Reservations*** | ***2= Major Reservations*** | ***1= Not Acceptable*** |
| *June 6, 2023 Ranking* |
| **2.0** | 0 | 3 | 5 | 3 |

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| --- |
| **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*** |
| *June 6, 2023 Ranking* |
| **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]*

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| **Average** | ***4= Acceptable*** | ***3= Minor Reservations*** | ***2= Major Reservations*** | ***1= Not Acceptable*** |
| *June 6, 2023 Ranking* |
| **2.36** | 0 | 4 | 7 | 0 |

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| **VIII. Research Project Recommendations Options** |

**Options Not Achieving A Consensus Level of Support: < 75% Support**

*None.*

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| **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]*

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| **Average** | ***4= Acceptable*** | ***3= Minor Reservations*** | ***2= Major Reservations*** | ***1= Not Acceptable*** |
| *June 6, 2023 Ranking* |
| **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]*

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| **Section 4 – Options Deferred to Assignment 3** |

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| **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 Shock]*

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