

FLORIDA BUILDING COMMISSION
EXISTING BUILDING INSPECTION WORKGROUP
OPTIONS ACCEPTABILITY RANKING WORKSHEET — AUGUST 16, 2023
[INCORPORATING COMMENTS RECEIVED BY JULY 28, 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 ≥ 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).

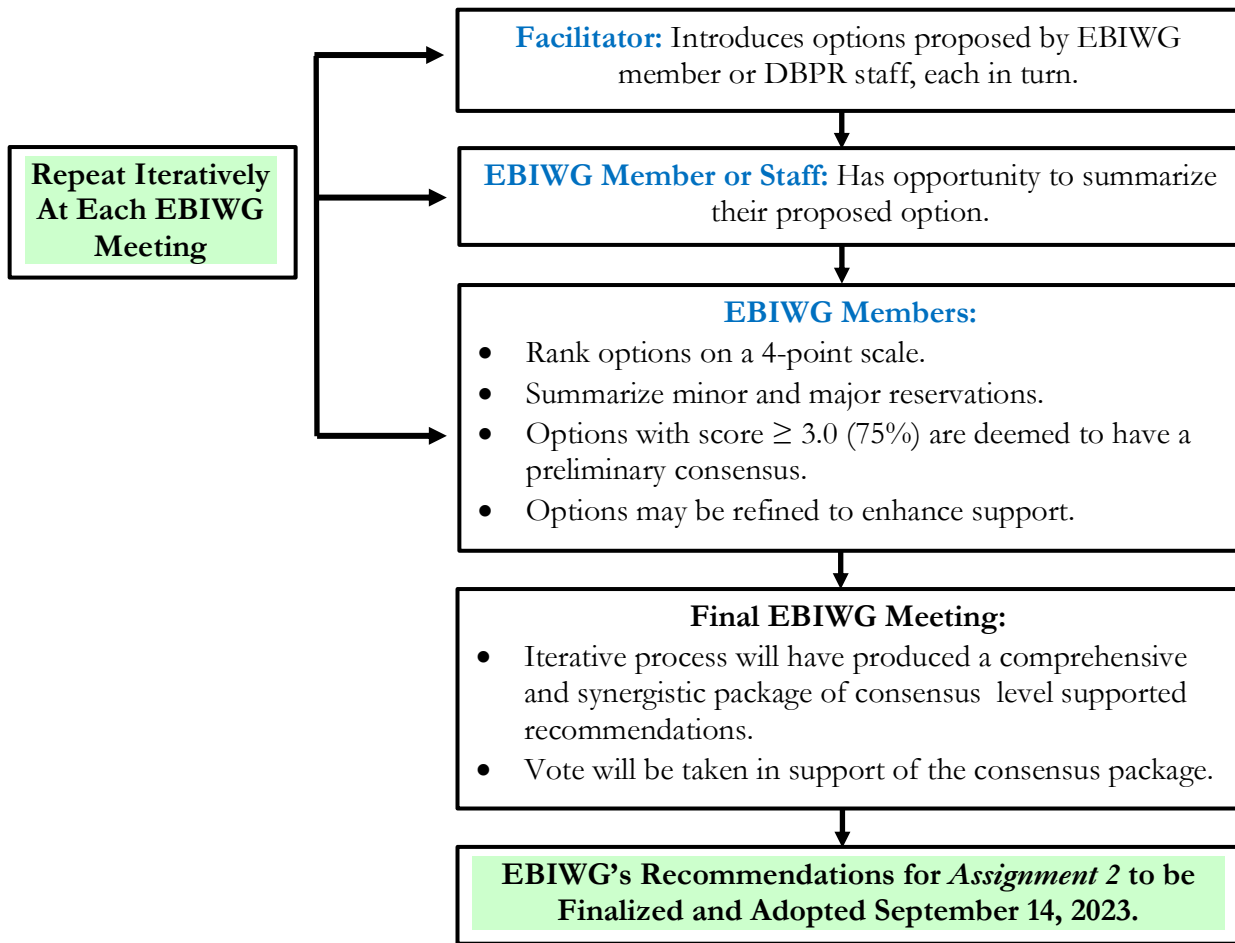
CONSENSUS SOLUTIONS OPTIONS EVALUATION PROCESS

- 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 Verification Inspections, **IV.** Life Safety Milestone Verification 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:

ACCEPTABILITY RANKING SCALE	4 = Acceptable, <i>I agree</i>	3 = Acceptable, I agree with minor reservations	2 = Not Acceptable, I don't agree unless major reservations addressed	1 = Not Acceptable
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- 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



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

WORKSHEET ORGANIZATION BY TOPICAL CATEGORIES	
SECTION 1	<p>Consensus level ranked options are organized into (8) eight Topical Categories.</p> <ul style="list-style-type: none"> • Topical Categories: I. Overarching and Procedural Threshold Recommendations, II. Buildings and Structures Covered, III. Life Safety Milestone <u>Verification</u> Inspections, IV. <u>Life Safety</u> Milestone <u>Verification</u> Inspection Time Frames, V. Milestone 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	Proposed new and revised options for acceptability Ranking organized into the same Topical Categories.
SECTION 3	Options deferred to Assignment 3 for evaluation.
SECTION 4	Ranked options not achieving a consensus level of support (< 75 Support), options achieving a consensus level of support ($\geq 75\%$ Support) replaced or covered by other options, and options outside scope of project.

SECTION 1 – RANKED CONSENSUS OPTIONS: ≥75% SUPPORT

I. OVERARCHING AND PROCEDURAL THRESHOLD RECOMMENDATIONS OPTIONS (6 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 Result</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 Result</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 Result</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 Result</i>				
3.75	12	4	0	0

Option 5) Milestone Inspections Applicable to Buildings and Structures Covered By Recommendations. Require Life Safety Verification Inspections 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 Result</i>				
3.50	7	7	0	0

Option 6) Enforcement of Milestone Inspections. The Workgroup recommends that Chapter 718, F.S. (Condominiums) should be reviewed and revised as appropriate to ensure the Department of Business and Professional Regulation Division of Condominiums, Timeshares, and Mobile Homes has sufficient authority to enforce the statutory provisions and rules for enforcement of milestone inspections on Condominiums.

[Apfelbeck]

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
<i>July 12, 2023 Ranking Result</i>				
3.5	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 Result</i>				
3.92	12	1	0	0

Option 2) Buildings and Structures the Recommendations Apply To. [DBPR Staff]

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 that exceeds 5,000 square feet in area and an occupant content of greater than 500 persons, high-rise buildings with occupied floor located more than 75 above the lowest level of fire department vehicle access, hotels, dormitories, child care, detention, educational, health care, and industrial.

Notes:

High-Rise Building. A building with an occupied floor located more than 75 feet (22 860 mm) above the lowest level of fire department vehicle access.

Threshold Building. In accordance with *Florida Statute*, any building which is greater than 3 stories or 50 feet (15 240 mm) in height, or which has an assembly occupancy classification that exceeds 5,000 square feet (464.52 m2) in area and an occupant content of greater than 500 persons.

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
<i>June 6, 2023 Ranking Result</i>				
3.50	7	7	0	0
Average	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
<i>July 12, 2023 Ranking Result</i>				
3.0	1	12	1	0

III. LIFE SAFETY MILESTONE VERIFICATION INSPECTION OPTIONS (1 CONSENSUS RANKED OPTION)

Option 1) Life Safety Milestone Verification Inspection Checklist Option. *[Tony Apfelbeck]*

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 Walls, Fire Partitions, Fire and Smoke Barriers, 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>July 12, 2023 Ranking Result</i>				
3.43	6	8	0	0

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

Option 1) Inspection Time Frame. *[Jim Schock]* Life Safety Verification time frames should be the same as for Milestone Inspections.

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
<i>June 6, 2023 Ranking Result</i>				
3.58	7	5	0	0
<i>August 16, 2023 Ranking that the Option is Covered and Not Needed as a Stand Alone Option</i>				
Notes:				
<ul style="list-style-type: none"> • This Option is already covered by Option 5 in Category 1. Decide whether to retain here or eliminate it as covered. 				

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

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

**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 CONSENSUS RANKED 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 Section VIII. Option A 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 2 – PROPOSED NEW AND REVISED OPTIONS FOR ACCEPTABILITY RANKING

Incorporating proposed new and/or revised options received by the July 28, 2023 deadline.

I. OVERARCHING AND PROCEDURAL THRESHOLD RECOMMENDATION OPTIONS TOTAL OPTIONS (4) – 3 NEW OPTIONS AND 1 REVISED OPTION

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

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
<i>June 6, 2023 Ranking Result</i>				
3.50	7	7	0	0
<i>August 16, 2023 Ranking of proposed new option</i>				
Notes:				
<ul style="list-style-type: none"> Consistent with the Workgroup’s direction the Project Team is recommending the proposed revision. 				

A) Proposed New Category I. Option) Enforcement of Milestone Inspections. *[Heather Anesto]*.

Update Section 110.9.10 of FBC 2023 Draft to read as follows (underline is proposed):

“**Section 110.9.10** When a building is in violation of the timeframes provided in Sections 110.9.6 and/or 110.9.11, the building shall be deemed Unsafe due to “inadequate maintenance”, per the definition in the Florida Building Code, Existing Building, until such time that the building complies with such Sections. A local enforcement agency may prescribe timelines and penalties with respect to compliance with this section.”

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
<i>August 16, 2023 Ranking of proposed new option</i>				
Notes:				
<ul style="list-style-type: none"> Miami-Dade and Broward counties relevant ordinances were linked to the BCIS for review by the Workgroup in developing any proposed language regarding the enforcement of milestone inspections provisions. 				

B) Proposed New Category I. Option) Violations. *[Tony Apfelbeck]*.

114.1 Unlawful acts. It shall be unlawful for any person, firm or corporation to erect, construct, alter, extend, repair, move, remove, demolish or occupy any building, structure or equipment regulated by this code, or cause same to be done, in conflict with or in violation of any of the provisions of this code.

114.2 Notice of violation. The *building official* is authorized to serve a notice of violation or order on the person responsible for the erection, construction, *alteration*, extension, repair, moving, removal, demolition or occupancy of a building or structure in violation of the provisions of this code, or in violation of a *permit* or certificate issued under the provisions of this code. Such order shall direct the discontinuance of the illegal action or condition and the abatement of the violation.

114.3 Prosecution of violation. If the notice of violation is not complied with promptly, the *building official* is authorized to request the legal counsel of the jurisdiction to institute the appropriate proceeding at law or in equity to restrain, correct or abate such violation, or to require the removal or termination of the unlawful occupancy of the building or structure in violation of the provisions of this code or of the order or direction made pursuant thereto.

114.4 Violation penalties. Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the *approved construction documents* or directive of the *building official*, or of a *permit* or certificate issued under the provisions of this code, shall be subject to penalties as prescribed by law.

AVERAGE	4= <i>Acceptable</i>	3= <i>Minor Reservations</i>	2= <i>Major Reservations</i>	1= <i>Not Acceptable</i>
<i>August 16, 2023 Ranking of proposed new option</i>				
Notes:				
<ul style="list-style-type: none"> • <i>Tony Apfelbeck's rationale:</i> Currently, the FBC has sections 114 and 116 as “Reserved.” There is no default direction or empowering language within the administrative provisions of the FBC to local Building Officials on how proceed with violations and/or unsafe buildings. With the additional language the EBIWG is proposing with respect to existing buildings and milestone inspections, the FBC scope would be evolving and some default language is needed within the core FBC to address these issues being proposed by the EBIWG. The submitted language for section 114 and 116 are from the Building Officials of Florida Model Chapter 1 provisions and would be appropriate for adoption as base guidance within the core FBC. As administrative provisions, a local jurisdiction would be free to amend these sections if they feel the need to do so. 				

C) Proposed New Category I. Option) Unsafe Structures and Equipment. *[Tony Apfelbeck].*

116.1 Conditions. Structures or existing equipment that are or hereafter become unsafe, insanitary or deficient because of inadequate *means of egress* facilities, inadequate light and ventilation, or which constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. Unsafe structures shall be taken down and removed or made safe, as the *building official* deems necessary and as provided for in this section. A vacant structure that is not secured against entry shall be deemed unsafe.

116.2 Record. The *building official* shall cause a report to be filed on an unsafe condition. The report shall state the occupancy of the structure and the nature of the unsafe condition.

116.3 Notice. If an unsafe condition is found, the *building official* shall serve on the owner, agent or person in control of the structure, a written notice that describes the condition deemed unsafe and specifies the required repairs or improvements to be made to abate the unsafe condition, or that requires the unsafe structure to be demolished within a stipulated time. Such notice shall require the person thus notified to declare immediately to the *building official* acceptance or rejection of the terms of the order.

116.4 Method of service. Such notice shall be deemed properly served if a copy thereof is (a) delivered to the owner personally; (b) sent by certified or registered mail addressed to the owner at the last known address with the return receipt requested; or (c) delivered in any other manner as prescribed by local law. If the certified or registered letter is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected by such notice. Service of such notice in the foregoing manner upon the owner’s agent or upon the person responsible for the structure shall constitute service of notice upon the owner.

116.5 Restoration. Where the structure or equipment determined to be unsafe by the *building official* is restored to a safe condition, to the extent that repairs, *alterations* or *additions* are made or a change of

occupancy occurs during the restoration of the structure, such *repairs, alterations, additions* and change of occupancy shall comply with the requirements of Section 105.2.2 and the *Florida Building Code, Existing Building*.

AVERAGE	4= <i>Acceptable</i>	3= <i>Minor Reservations</i>	2= <i>Major Reservations</i>	1= <i>Not Acceptable</i>
<i>August 16, 2023 Ranking of proposed new option</i>				
Notes:				
<ul style="list-style-type: none"> See Tony Apfelbeck’s rationale from Proposed New Option B above. 				

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

TOTAL OPTIONS (1) – NO NEW OPTIONS AND 1 REVISED OPTION

Proposed Revised Option 2) Buildings and Structures the Recommendations Apply To. *[Jim Schock]*. 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 all Threshold Buildings as defined by the Florida Building Code should be subjected to both the existing “Mandatory Structural Inspection Program” and the proposed life-safety verification/inspection program:

Exception: Also included within the Milestone and Life-safety Inspection program are Residential Condominium and Cooperative buildings as required by F.S. 553.899.

~~Apartments/residential (excluding 1 and 2 family dwellings), parking garages or parking garage portion of buildings, and stadiums, coliseums, arenas, assembly occupancies that exceeds 5,000 square feet in area and an occupant content of greater than 500 persons, high-rise buildings with occupied floor located more than 75 above the lowest level of fire department vehicle access, hotels, dormitories, child care, detention, educational, health care, and industrial.~~

Notes:
High-Rise Building. ~~A building with an occupied floor located more than 75 feet (22 860 mm) above the lowest level of fire department vehicle access.~~

Threshold Building. In accordance with *Florida Statute*, any building which is greater than 3 stories or 50 feet (15 240 mm) in height, or which has an assembly occupancy classification that exceeds 5,000 square feet (464.52 m2) in area and an occupant content of greater than 500 persons.

AVERAGE	4= <i>Acceptable</i>	3= <i>Minor Reservations</i>	2= <i>Major Reservations</i>	1= <i>Not Acceptable</i>
<i>June 6, 2023 Ranking Result</i>				
3.50	7	7	0	0
<i>July 12, 2023 Ranking Result</i>				
3.0	1	12	1	0
<i>August 16, 2023 Ranking of proposed revisions</i>				
Notes:				

- Jim Schock indicated that this is an attempt to capture the intent of the current Option 2 and simplify the language. By just using the Definition of Threshold buildings it will virtually cover all the buildings described in Option 2 and the Exception will ensure compliance with current law.

III. LIFE SAFETY MILESTONE VERIFICATION INSPECTION OPTIONS
TOTAL OPTIONS (2) – NO NEW OPTIONS AND 2 REVISED OPTIONS

Proposed Revised Title for Category III.)

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
<i>August 16, 2023 Ranking of proposed revisions</i>				
Notes:				
<ul style="list-style-type: none"> • Consistent with the Workgroup’s direction the Project Team is recommending the proposed revision. 				

Proposed Revised Option 1) Life Safety Milestone Verification Inspection Checklist Option.

[Tony Apfelbeck].

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
<i>June 6, 2023 Ranking Result</i>				
3.43	6	8	0	0
<i>August 16, 2023 Ranking of proposed revised option</i>				
Notes:				
<ul style="list-style-type: none"> • Consistent with the Workgroup’s direction the Project Team is recommending the proposed revision. 				

IV. LIFE SAFETY MILESTONE VERIFICATION INSPECTION TIME FRAMES OPTIONS
TOTAL OPTIONS (2) – NO NEW OPTIONS AND 2 REVISED OPTIONS

Proposed Revised Title for Category IV.)

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
<i>August 16, 2023 Ranking of proposed revisions</i>				
Notes:				
<ul style="list-style-type: none"> • Consistent with the Workgroup’s direction the Project Team is recommending the proposed revision. 				

Ranking On Whether to Retain or Eliminate Option 1 as Redundant.

Option 1) Inspection Time Frame. *[Jim Schock]*. Life Safety Verification time frames should be the same as for Milestone Inspections.

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
<i>June 6, 2023 Ranking Result</i>				
3.58	7	5	0	0
<i>August 16, 2023 Ranking on whether Option 1 is redundant and not needed as a stand alone option</i>				
Notes:				
<ul style="list-style-type: none"> Jim Schock noted that this Option is covered by Option 5 in Category 1. Decide whether to retain the Option here or eliminate it as redundant. 				

V. MILESTONE LIFE SAFETY VERIFICATION CHECKLIST OPTIONS
TOTAL OPTIONS (0) – NO NEW OPTIONS AND NO REVISED OPTIONS

VI. MAINTENANCE OUTSIDE MILESTONE INSPECTIONS OPTIONS
TOTAL OPTIONS (0) – NO NEW OPTIONS AND NO REVISED OPTIONS

VII. QUALIFICATIONS FOR INSPECTORS OPTIONS
TOTAL OPTIONS (0) – NO NEW OPTIONS AND NO REVISED OPTIONS

VIII. RESEARCH PROJECT RECOMMENDATIONS OPTIONS
TOTAL OPTIONS (1) – 1 NEW OPTIONS AND NO REVISED OPTIONS

Option A) Research on Occupancy Classifications. *[Jim Schock]*. 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.

The Workgroup voted unanimously to defer action on Section VIII. Option A 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.*

Ranking On Whether Further Research is Needed on Occupancy Classifications) The Workgroup received a presentation on the Final Report from the Research Project on July 12, 2023 and should decide whether this research is needed pursuant to the action previously taken on Option A above.

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
<i>August 16, 2023 Ranking on whether further research is needed on the topic</i>				
Notes:				
<ul style="list-style-type: none"> 				

SECTION 3 – OPTIONS DEFERRED TO ASSIGNMENT 3

ASSIGNMENT 3 SUMMARY

Assignment 3 (SB 154). By December 31, 2024, the Florida Building Commission shall adopt rules pursuant to ss. 120.536(1) and 120.54 to establish a building safety program for the implementation of this section within the Florida Building Code: Existing Building. The building inspection program must, at minimum, include inspection criteria, testing protocols, standardized inspection and reporting forms that are adaptable to an electronic format, and record maintenance requirements for the local authority.

OPTIONS DEFERRED TO ASSIGNMENT 3

The Workgroup voted unanimously to defer the following options to Assignment 3 for evaluation:

Standard Format and Tracking Options (5 Options)

- **Electronic Inspection Form Option)** Create electronic inspection form and submission system. *(Ranked 3.75 on 08/09/22) [Anne Cope, Jim Schock]*
- **Standardize Inspection Form Option)** Standardize Inspection Form. *[Jim Schock]*
- **Response Option)** Standardize response options. *[Anne Cope]*
- **Condition Assessment Option)** Standardize condition assessment categories. *[Anne Cope]*
- **Integrate Database Option)** Integrate with database for tracking and reporting. *[Anne Cope]*

Maintenance Options (2 Options)

- **Maintenance Program Requirement Option. (Ranked 2.0 June 6, 2023).** *[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.
- **Exterior Maintenance when not Included with Milestone Inspection Option. (Ranked 2.0 June 6, 2023).** *[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

SECTION 4 – RANKED OPTIONS NOT ACHIEVING A CONSENSUS LEVEL OF SUPPORT (< 75 SUPPORT), OPTIONS ACHIEVING A CONSENSUS LEVEL OF SUPPORT (≥75% SUPPORT) REPLACED OR COVERED BY OTHER OPTIONS, AND OPTIONS OUTSIDE SCOPE OF PROJECT

I. OVERARCHING AND PROCEDURAL THRESHOLD RECOMMENDATIONS OPTIONS

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

Option A) Enforcement of Milestone Inspections. For Milestone Inspections past due by 5 years the structure shall be deemed unsafe, pursuant to the definition in the Florida Building Code, Existing Building, and subject to enforcement action. *[Schock]*

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
<i>July 12, 2023 Ranking Result</i>				
2.57	0	8	6	0

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 Option. 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]* (Ranked 3.27 June 6, 2023)

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

Apply Recommendations to High-Risk Occupancy Option. 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. *(Ranked 3.20 April 27, 2023)*

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.

Buildings and Structures Recommendations Applicable To Option. 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] (Ranked 3.12 April 27, 2023)*

Components to Verify Option. Components of the building life safety systems that should be verified during the milestone inspection: *[DBPR Staff with amendments proposed by Steve Komkabany] (Ranked 3.50 June 6, 2023)*

- 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

Option 2) Organization of Checklist Items by Category.

Electrical Service Inspection. *[Jim Schock] (Ranked 3.23 June 6, 2023)*

- 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.

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

Option A) 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, ~~and health care, and industrial.~~ [Schock]

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
<i>June 6, 2023 Ranking Result of Original Option</i>				
3.50	7	7	0	0
Average	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
<i>July 12, 2023 Ranking Result for Revised Option</i>				
2.64	1	7	6	0

Option B) 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 Result</i>				
1.60	0	1	7	7

Option C) 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 Result</i>				
1.50	0	1	5	8

III. LIFE SAFETY MILESTONE INSPECTION OPTIONS

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

Organization of Checklist Items by Category Option. *[Tony Apfelbeck]*

Electrical System

- 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 Inspect Passive Fire Protection Systems

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

Active Fire Protection Systems ~~Inspect 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

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

V. MILESTONE LIFE SAFETY VERIFICATION CHECKLIST OPTIONS

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

Milestone Life Safety Verification Checklist Criteria. *[DBPR Staff with amendments by Steve Kowkabany]*
(Ranked 3.54 June 6, 2023)

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.

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

- 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 fire walls, fire partitions, fire and smoke barriers, floor/ceiling assemblies, and 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.

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

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

AVERAGE	4= <i>Acceptable</i>	3= <i>Minor Reservations</i>	2= <i>Major Reservations</i>	1= <i>Not Acceptable</i>
<i>June 6, 2023 Ranking Result</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 Result</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 Result</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 Result</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
<i>June 6, 2023 Ranking Result</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 voted unanimously 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 Result that the Options are Outside the Scope of the Project</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]*