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Florida Building Codes

USER: Thomas Robertson, Delia Hospitality LLC, Petitioner

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OFFICE OF THE SECRETARY

* Required fields Form #: 9N-2.007(1)

Petition # 243

Do you have a Local Board of Appeals Yes

If Yes, have they rendered a decision on this issue Yes

| Date | Attached File |
|------------|---|
| 08/23/2022 | Pet ID 243 FNLOrder BORA Appeal -6.27.22 (STAMPED).pdf |
| 08/23/2022 | Pet ID 243 FNLOrder LTR fr Miami Dade - re Denial of Appeal (7.25.22).pdf |

County Miami-Dade

Jurisdiction City of Miami

Building Official Maurice Pons
 Address/Phone/Email 444 SW 2 Ave
4th Floor
Miami, FL 33130
(305) 416-1100
mpons@miamigove.com

Petitioner Name Delia Hospitality, LLC
 Address/Phone/Email 200 S Biscayne Blvd # 300
Miami, FL 33131
(305) 377-6226
trobertson@brzoninglaw.com

Petitioner Representative's Name Thomas Robertson
 Address/Phone/Email 200 S Biscayne Blvd # 300
Miami, FL 33131
(305) 377-6226
trobertson@brzoninglaw.com

Building Code Version 2014
 Sub Code Building
 Chapter & Topic Chapter 1 - Scope and Administration
 Section 105.4.1.1, 105.6 & 105.4.11.3.

If permitted, date of permit application

Enter explanation of how the Petitioner's substantial interests are being affected by the local interpretation of the Florida Building Code

Petitioner is the Permit Holder

Enter statement of the interpretation given to provisions of the Florida Building Code by the local building official and the manner in which the interpretation was rendered
(If information is entered, it must be exactly as it appears in the hardcopy)

5. On March 9, 2022 Delia, through its contractor, called for an inspection of foundation work that had been completed under the Building Permit. As noted by the Inspector, seven new foundation pads had been constructed and were ready for inspection. See Exhibit A. The FBC Section 110.3 dictates that, upon request for an inspection, the Building Official shall make the inspection, and shall release that portion or shall notify

| Date | Attached File |
|------------|-------------------------------------|
| 08/23/2022 | Pet ID 243 BGD Interp Exhibit A.pdf |

Enter statement of the interpretation that the petitioner contends should be given to the provisions of the Florida Building Code and a statement supporting the petitioner's interpretation

Section 105.4.1.1 does not allow for the denial of an inspection or the failure of an inspection. Delia commenced on authorized work within six (6) months and the authorized work has progressed thereafter in compliance with the Florida Building Code. On three prior occasions the building official had approved the Appellant's installation of foundation pads as meeting the requirement of "active progress" under FBC Section

Date/Timestamp of Building Official Receipt 08/30/2022 12:16 PM

Enter local building official response by providing a statement admitting or denying the statements contained in the petition and a statement of the interpretation of the provisions of the Florida Building Code which the local jurisdiction or the local building official contends is correct, including the basis for the interpretation*

[Upload Optional File](#)

History

Date Paid 08/23/2022
Date Pending Building Official Response 08/30/2022 12:16 PM

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[Contact Us :: 2601 Blair Stone Road, Tallahassee FL 32399 Phone: 850-487-1824](#)

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Credit Card
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SECURITYMETRICS

EXHIBIT A

| Insp. Date | Status | Result | Result Date | Updated By | Inspector Info | Remark |
|-------------|-----------|--------|-------------|------------|---|--|
| Mar/09/2022 | Completed | NOK | Mar/09/2022 | alperez | Name: Andre Perez Office Ph: Mobile Ph: (786)512-4210 | 019 FIELD WALKTHROUGH INSPECTION. I INFORMED THE OWNER AND CONTRACTOR IN SEPT OF 2021. UNDER FBC 105.4.1.1. THAT I WAS NOT GOING TO EXTEND PERMIT ANYMORE. UNLESS I SEE EXTENSIVE PROGRESS ON THE JOBSITE. ALL THAT'S BEEN DONE IN THE LAST 6 MONTHS IS ANOTHER ROW OF 7 NEW FOUNDATION PADS ONLY IT THIRD TIME THEY DO THAT TO EXTEND THE PERMIT FURTHERMORE ALL THE WORK IS PERFORMED A COUPLE OF WEEKS BEFORE THE PERMIT IS TO EXPIRES. |

Florida Building Commission

Petition # 243

**RESPONSE TO REQUEST FOR ADDITIONAL INFORMATION
BY PETITIONER**

On 4-13-2020 the permit was extended based on construction progress based upon inspections done by the Threshold Inspector. According to the City's Inspection History, it accepted reports 1 thru 4 from the Threshold Inspector as proof of sufficient construction progress. See Attachments 5 and 11-14 of City Response

On September 10, 2021 the permit was again extended for construction progress again based on the Threshold Inspector. According to the City's Inspection History, inspection reports 1 thru 6 plus a report on the condition of the rebar from the Threshold Inspector were accepted as sufficient progress. Reports 5 and 6 are contained as Attachments 15 and 16 of the City Response. The report on condition of rebar is contained as Attachments 29-38 of the City Response

In each instance, the inspections and extensions were for some of the foundation elements required by the plans and in each instance that was sufficient to find sufficient construction progress. Attachment 5 of the City Response, Inspection History, verifies these extensions of the permit.

On March 9, 2022 at a requested inspection, the inspector documented 7 additional foundation pads, but refused to approve those pads, but gave no FBC based defects in the work that was inspected. See Attachment 5 of the City Response.



BERCOW
RADELL
FERNANDEZ
LARKIN +
TAPANES

ZONING, LAND USE AND ENVIRONMENTAL LAW

200 S. Biscayne Boulevard
Suite 300, Miami, FL 33131

www.brzoninglaw.com

305.377.6226 office

305.377.6222 fax

troberson@brzoninglaw.com

Received by
Daniel Quesada

June 27, 2022

VIA HAND DELIVERY

Board of Rules and Appeals
Attn: Secretary
11805 SW 26th Street, Room 230
Miami, FL 33175

RECEIVED
JUN 27 2022 10:10

Re: Appeal of the City of Miami Building Official's Determination concerning 1265 SW 22nd Street, Miami, Florida

Dear Secretary:

This law firm represents Delia Hospitality, LLC (Delia) in relation to this appeal of the City of Miami Building Official's determination concerning City of Miami ("City") Building Permit No. BD15-009792-001-B001 for the Coral Way Hotel on 1265 SW 22nd Street (the "Building Permit").

This appeal is based on the fact that the Building Inspector (1) arbitrarily failed to pass a foundation inspection; and (2) the Inspector then imposed a higher standard—"extensive progress"—than required by FBC Section 105.4.1.3 the Florida Building Code. Accordingly, the City of Miami Building Official's determination, which denied an extension of the Permit, is incorrect and must be reversed.

I. The Inspector's failure to pass the foundation inspection was improper.

On March 9, 2022 Delia, through its contractor, called for an inspection of foundation work that had been completed under the Building Permit. As noted by the Inspector, seven new foundation pads had been constructed and were ready for inspection. See Exhibit A. The FBC Section 110.3 dictates that, upon request for an inspection, the Building Official shall make the inspection, and shall release that portion or shall notify of any violations. The Inspector's remarks from March 9, 2022 notes the construction of "another row of 7 new foundation pads". See Exhibit A. It follows, therefore, that

new work had been completed and met the code standards. The Building Official should have either released that portion or advised what was wrong with the foundation.

Instead, the Inspector sited to Section 105.4.1.1 and stated that the project had not had "extensive progress" so the inspection was not passed. See Exhibit A. Section 105.4.1.1 does not allow for the denial of an inspection or the failure of an inspection.

Delia commenced on authorized work within six (6) months and the authorized work has progressed thereafter in compliance with the Florida Building Code. On three prior occasions the Inspector had approved the Appellant's installation of foundation pads as meeting the requirement of "active progress" under FBC Section 105.4.1.3.

In denying the inspection of the work, Inspector Andres Perez (the "Inspector"), incorrectly cited to Section 105.4.1.1., which states:

"If work has commenced and the permit is revoked, becomes null and void, or expires because of lack of progress or abandonment, a new permit covering the proposed construction shall be obtained before proceeding with the work."

This Section describes what happens if the permit expires. However, based on the March 9 inspection, the Permit should not have expired. The project was in active progress on March 9, 2022 when the Inspector noted 7 new foundation pads had been constructed since the last inspection. See Exhibit A. The fact that the Inspector has thrice approved installation of foundation pads as active progress in this project demonstrates that the current jobsite progress regarding the installation of multiple foundation pads should have similarly been deemed active progress sufficient to maintain the Building Permit. Otherwise, the decision is arbitrary.

Since the determination has no basis in the Florida Building Code and there is ongoing litigation between Delia Hospitality and the City, it appears that the Inspector's decision is a tactic for the City to obtain leverage in the litigation.

II. The Inspector imposed a higher standard than stated in Section 105.4.1.3

When arbitrarily failing the requested inspection, the Inspector imposed the standard of "extensive progress," which goes beyond what is obligated by FCB 105.4.1.3. The FCB requires a standard of "active progress," and nowhere requires "extensive progress" for maintenance of an active building permit. As mentioned above, the Inspector noted that new work had been done under the permit. Thus, the permit should not be deemed to have lapsed or been abandoned, as the authorized project work satisfies FCB requirements.

For all of the foregoing reasons, we respectfully request that the Building Official's failure of the Inspection and subsequent revocation of the Building Permit be overturned.

Sincerely,

A handwritten signature in black ink, appearing to be 'TR', with a horizontal line extending to the right.

Thomas Robertson

EXHIBIT A

| Insp. Date | Status | Result | Result Date | Updated By | Inspector Info | Remark |
|-------------|-----------|--------|-------------|------------|---|--|
| Mar/09/2022 | Completed | NOK | Mar/09/2022 | afperez | Name: Andre Perez Office Ph: Mobile Ph: (786)512-4210 | 019 FIELD WALKTHROUGH INSPECTION. I INFORMED THE OWNER AND CONTRACTOR IN SEPT OF 2021. UNDER FBC 105.4. 1. 1. THAT I WAS NOT GOING TO EXTEND PERMIT ANYMORE. UNLESS I SEE EXTENSIVE PROGRESS ON THE JOBSITE. ALL THAT'S BEEN DONE IN THE LAST 6 MONTHS IS ANOTHER ROW OF 7 NEW FOUNDATION PADS ONLY. IT THIRD TIME THEY DO THAT TO EXTEND THE PERMIT. FURTHERMORE ALL THE WORK IS PERFORMED A COUPLE OF WEEKS BEFORE THE PERMIT IS TO EXPIRES. |



MIAMI-DADE COUNTY, FLORIDA
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES

BOARD OF RULES AND APPEALS
11805 S.W. 26TH STREET (CORAL WAY), Room 230
MIAMI, FLORIDA 33175
TEL (786) 315-2573 FAX (786) 315-2570

Chairperson
William Derrer

Vice-Chairperson
JC Shawn Crow

Sergeant at Arms
Thomas Utterback

Members
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Chief Virgil Fernandez
Alfonso Fernandez-Fraga, P.E.
Michael Gomez
Michael Gongora
Richard Horton
Gregory Pierce
Roce Simpson
Robert Yaffe

Assistant County Attorney
Michael Valdes

Staff
Jaime Gascon
Kathy Charles
Latisha Byrd

July 25th, 2022

Email: trobertson@brzoninglaw.com

Bercow / Radell / Fernandez / Larkin / Tapanes
Zoning Land Use and Environmental Law
Attn: Thomas Robertson, Attorney
200 S. Biscayne Blvd, Suite 300
Miami, FL 33131


**Re: Appeal of Building Official
City of Miami
1265 SW 22nd Street
Permit No.: BD15-009792-001-B001
FBC 105.4.1.1 and 105.4.1.3
Lack of Progress / Revocation of Permit**

Dear Mr. Robertson:

On **July 21st, 2022**, the Board of Rules and Appeals considered the above referenced appeal regarding the determination concerning the status of the permit for the Coral Way Hotel located at 1265 SW 22nd Street. Upon consideration and review, the Board ruled to **deny the appeal and uphold the decision of the City of Miami Building Official** regarding the status of the permit at this present time.

Please contact our Office at the above listing if you require additional information.

Sincerely,


Secretary of the Board
Board of Rules and Appeals

cc: Michael Valdes, Assistant County Attorney, County Attorney's Office
Luis Torres, Building Official, City of Miami - Via Email LTorresIII@miamigov.com
Rachel S. Glorioso Dooley, Senior Assistant City Attorney, City of Miami - rsdooley@miamigov.com
Patricia Arias, Esq., Assistant City Attorney - City of Miami - parias@miamigov.com
Ben Fernandez, Attorney - Zoning Land Use and Environmental Law - bfernandez@brzoninglaw.com
Nick Rodriguez, Attorney - Zoning Land Use and Environmental Law - nrodriguez@brzoninglaw.com

Pursuant to Section 8-4 of the Code of Miami Dade, appeals of decisions of the Board within the review jurisdiction of the Florida Building Commission shall be to the Florida Building Commission in the manner prescribed by law. Review of other decisions of the Board shall be to the Circuit Court of the Eleventh Judicial Circuit in and for Miami Dade County, Florida, in accordance with the procedure and within the time provided by the Florida Rules of Appellate Procedure for the review of rulings of any commission or Board.

City of Miami



Victoria Méndez
City Attorney

Telephone: (305) 416-1800
Telecopier: (305) 400-5071
E-MAIL: Law@miamigov.com

July 12, 2022

Board of Rules and Appeals
11805 S.W. 26th Street (Coral Way)
Miami, FL 33175
gaspar@miamidade.gov
kathy.charles@miamidade.gov
dexter@miamidade.gov

RE: APPEAL REGARDING 1265 SW 22 STREET,
REVOCATION OF PERMIT NUMBER BD15-009792-001-B001

Dear Sir or Madam;

Please consider the following as the City of Miami Building Official's response to the appeal regarding the revocation of permit number BD15-009792-001-B001 ("Permit").

Delia Hospitality, LLC., Appellant, is requesting review by the Department because the City of Miami ("City") has revoked their Permit and did not attend a foundation inspection request made March 9, 2022. Appellant argues to this Department that the City applied the wrong standard with which to revoke the 2019 issued Permit.

The City properly revoked the Permit. Pursuant to Section 105.4.1.3, Florida Building Code ("FBC"). "Work shall be considered to be in active progress when the permit has received an approved inspection within 180 days." Based on the application acceptance date of July 20, 2015, the governing code for this project is the Florida Building Code, 5th Edition (2014). The building permit was eventually issued on January 17, 2019. Today's FBC, (7th Edition), is already two code cycles beyond the original one under which this permit was issued. As of today's date, three and a half years later, Appellant has yet to complete its foundational work. *Attachment pages 053-073.*

Appellant is required to make good faith efforts to proceed with construction of their project and the City requiring them to also comply with Section 105.4.1.1, FBC does not in any

way raise the bar of what is required by all persons in possession of a permit. Both Sections are used together. Section 105.4.1.3, FBC states, “If work has commenced and the permit is revoked, becomes null and void, or expires because of lack of progress or abandonment, a new permit covering the proposed construction shall be obtained before proceeding with the work.” *emphasis added*. In this case, there could not be a clearer case of lack of progress. Appellant has barely done any work while exposing the entire neighborhood, including single-family homes to occasional work and the eyesore of vacant construction site. In three and a half years, Appellant has nothing to show but an abuse of the 180-day inspection requirement cycle. *Attachment pages 001-009*.

The project history, as documented with attachments, does not show that construction progress was pursued in a purposeful manner. To the contrary, the contractor scheduled inspections at the end of each applicable 180-day period as set forth in Section, 105.4.1.3, FBC, merely to keep the permit active. In some cases, requested inspections were irrelevant to the actual construction, for example:

- a. A Mechanical-Boiler inspection was scheduled for March 24, 2021; and
- b. A Zoning Final inspection was scheduled for July 21, 2021.

The Permit was renewed on January 8, 2020 and October 22, 2020 when no actions were taken. The two above requests made were not even related to the work in progress but were merely an attempt to use the rules to avoid an expired permit. Furthermore, due to the prolonged exposure of the steel reinforcement as a result of the inactivity of the project we had concerns regarding the corrosion build-up. On September 10, 2021, we received from Jaime H. Jaramillo a “Corrosion Assessment Report.” *Attachment 010 – 018*.

This lack of progress and refusal of Appellant to move forward with any meaningful progress creates an untenable situation and is contemplated as a valid reason to revoke a permit pursuant to the FBC. This is, again, also problematic when the construction activity is dormant, for that is when vandalism or other criminal activity is more likely to occur. Since the Permit was issued the property has received numerous complaints. Which in turn have resulted in 14 Code Enforcement violation cases being opened. The cases range from failure to maintain lot in a safe condition, illegal use of property, graffiti, failure to maintain right of way and failure to secure property. *Attachment pages 039-052*. As such, the current pace of construction creates an unfair burden for our residents.

In conclusion, the City revoked Permit BD15009792001B001 for the project located at 1265 SW 22 ST due to lack of progress pursuant to Section, 105.4.1.1, FBC. Appellant can show no meaningful progress of work under this Permit. Why they have failed to act, whether it is financial constraints or other issues is of no merit and should not be considered by the Department. We, therefore, we respectfully request that our revocation of this Permit be upheld.

Should you require additional information, or have any questions concerning this matter, please do not hesitate to contact the undersigned, Senior Assistant City Attorney Rachel S Glorioso Dooley at (305) 416-1886 or email rsdooley@miamigov.com or Building Official Luis Torres, III at (305) 416-1101 or email at ltorresIII@miamigov.com.

Sincerely,

Rachel S. Glorioso Dooley
Senior Assistant City Attorney
Office of the City Attorney
Miami, Florida
444 SW 2 Avenue, Suite 945
Miami, Florida 33130
Telephone: (305)416-1886
Email: rsdooley@miamigov.com
Email: mgriffin@miamigov.com

cc:
Division Chief, Christopher Green
Counsel for Appellant

Attachments

iBuild Miami

Search by Address, Process Number, Permit Number

Hi Luis



| | | | | | |
|-------------------|------------|--------------------|---------------|-------------|--|
| Building | | Waiting List | | | |
| Start Application | Contractor | Manage Application | Manage Permit | Inspections | |
| Admin | Reports | Miscellaneous | Payments | Help | |

Permit Inquiry: BD15-009792-001-B001 (1265 SW 22 ST)

| | | | | | | |
|--------------|-----------|--------|--------------------------------|------|------------|--------------|
| General Info | Documents | Events | Required Inspections/Documents | Fees | Notes (33) | Certificates |
|--------------|-----------|--------|--------------------------------|------|------------|--------------|

General Information View Inquire Plan

| | |
|--|--|
| Permit Number: BD15-009792-001-B001 | Permit Type: BUILDING |
| Job Category: NEW CONSTRUCTION | Pulled By: RIVERSIDE\RConstantiny |
| Job Address: 1265 SW 22 ST | Issued Date: Jan/17/2019 |
| Folio Number: 01-4139-007-3350 | Expiration Date: Dec/19/2022 |
| Status: Revoked | Total Cost: \$19,800,000.00 |
| Status Reason: Revoked | Total SQFT: 171305 |
| Status Date: Jun/22/2022 | |

Permit Work Items:

26 OR MORE LODGING UNITS

Permit Holder

| | |
|--|---------------------------------------|
| Qualifier License: CGC1516430 | Company Name: ARIES LINKS, LLC |
| First Name: ANTONIO C | Last Name: SANCHEZ |
| Email: arieslinkslc@hotmail.com | Phone: (786)718-5470 |

Request History

| Date In | Request Type | Result | Updated By | Status | Status Reason |
|-------------|-------------------|----------|---------------------|----------|---------------------|
| Jun/22/2022 | Revocation | Approved | RIVERSIDE\AMarr... | Complete | Request is complete |
| Oct/22/2020 | Extension | Approved | online | Complete | Request is complete |
| Jan/08/2020 | Completion | Approved | RIVERSIDE\aacila | Complete | Request is complete |
| Jul/29/2021 | Completion | Rejected | RIVERSIDE\ecoula... | Complete | Request is complete |
| Jun/22/2022 | Completion | Approved | RIVERSIDE\AMarr... | Complete | Request is complete |
| Jun/20/2019 | Change Contractor | Approved | RIVERSIDE\MHatten | Complete | Request is complete |
| Aug/24/2021 | Change Contractor | Approved | RIVERSIDE\MyrNoel | Complete | Request is complete |
| Jan/16/2019 | Adjust Permit | Adjusted | RIVERSIDE\DFagan | Complete | Request is complete |

1 Displaying items 1 - 8 of 8

Attachment001

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User Working Online v.3.2022.622.1



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Permit Timeline 1265 SW 22 ST

| EVENT | DATE | TYPE | RESULT | NOTES |
|--|------------|------------------------|--------|--|
| | | | | Scheduled inspections that were canceled are not shown here. |
| Plans submitted | 07-20-2015 | N/A | N/A | |
| Permit issued | 01-17-2019 | N/A | N/A | Day 0/180 |
| City inspection | 07-05-2019 | Building setback | NOK | Not approved; does not count for "active progress" |
| City inspection | 07-08-2019 | Building- field check* | POK | *Field check does not extend the permit |
| City inspection | 07-10-2019 | Building setback | POK | Day 174/180 |
| PERMIT EXTENDED by construction progress | 07-10-2019 | | | Day 0/180 |
| City inspection | 09-06-2019 | Building- field check* | POK | *Field check does not extend the permit |
| Threshold inspection | 12-30-2019 | | | Report #1 |
| Threshold inspection | 01-02-2019 | | | Report #2 |
| Threshold inspection | 01-03-2019 | | | Report #3 |
| Threshold inspection | 01-06-2019 | | | Report #4 |
| PERMIT EXPIRED | 01-06-2020 | | | Day 180/180 No construction progress |
| PERMIT REACTIVATED | 01-08-2020 | | | Day 0/180 |
| City inspection | 03-10-2020 | Building- field check* | POK | *Field check does not extend the permit |
| City inspection | 04-07-2020 | Building- field check* | POK | *Field check does not extend the permit |
| City inspection | 04-13-2020 | Building- grade beam | POK | Day 96/180 |
| PERMIT EXTENDED by construction progress | 04-13-2020 | | | Day 0/180 |
| PERMIT EXTENDED by Governor's order | 05-11-2020 | | | Extended to 12-09-2020 |
| City inspection | 06-02-2020 | Building- field check* | POK | *Field check does not extend the permit |

| | | | | |
|--|-------------------|--------------------------------|-----|--|
| City inspection | 07-07-2020 | Mechanical/Boiler-field check* | POK | *Field check does not extend the permit. Inspection result entered as POK by mistake |
| PERMIT EXTENDED by online request | 10-22-2020 | | | Day 0/180 |
| City inspection | 10-06-2020 | Building- field check* | POK | *Field check does not extend the permit |
| PERMIT EXTENDED by Governor's order | 11-30-2020 | | | Extended to 03-09-2021 |
| PERMIT EXTENDED by Governor's order | 02-18-2021 | | | Extended to 09-10-2021 |
| City inspection | 03-24-2021 | Mechanical/Boiler-field check* | NOK | *Field check does not extend the permit |
| City inspection | 07-21-2021 | Zoning- FINAL | NOK | *Final does not extend the permit |
| Threshold inspection | 08-31-2021 | | | Report #5 |
| Threshold inspection | 09-01-2021 | | | Report #6 |
| City inspection | 09-10-2021 | Building-foundation | POK | Day 180/180 |
| PERMIT EXTENDED by construction progress | 09-10-2021 | | | Day 0/180 |
| City inspection | 03-09-2022 | Building-foundation | NOK | |
| PERMIT EXPIRED | 03-09-2022 | | | Day 180/180 No construction progress |
| PERMIT ABANDONED | 03-10-2022 | | | |
| PERMIT REACTIVATED | 06-22-2022 | | | *Internal procedure to revoke |
| PERMIT REVOKED | 06-22-2022 | | | |
| | | | | |
| | | | | |



City of Miami
BUILDING DEPARTMENT

Inspection History

Permit Number: BD15-009792-001

Job Address: 1265 SW 22 ST

| Division - Inspection Type | Is Finalized | Date | Status | Result | Inspector | Inspection Remark |
|---------------------------------------|-------------------------|-------------|---------------|---------------|--|--|
| BUILDING - FOUNDATION | NO | Mar/09/2022 | Completed | NOK | Name: Andre Perez Mobile Ph: 7865124210 Office Ph: | 019 FIELD WALKTHROUGH INSPECTION. I INFORMED THE OWNER AND CONTRACTOR IN SEPT OF 2021, UNDER FBC 105.4.1.1. THAT I WAS NOT GOING TO EXTEND PERMIT ANYMORE. UNLESS I SEE EXTENSIVE PROGRESS ON THE JOBSITE. ALL THAT'S BEEN DONE IN THE LAST 6 MONTHS IS ANOTHER ROW OF 7 NEW FOUNDATION PADS ONLY. IT THIRD TIME THEY DO THAT TO EXTEND THE PERMIT. FURTHERMORE ALL THE WORK IS PERFORMED A COUPLE OF WEEKS BEFORE THE PERMIT IS TO EXPIRES. |
| | | Sep/10/2021 | Completed | POK | Name: Andre Perez Mobile Ph: 7865124210 Office Ph: | 014 INSPECTION APPROVED BY THRESHOLD ENGINEER. JAIME H JARAMILLO P.E. 60792. B & J CONSULTING ENGINEER. D.O.F. INSPECTION REPORT 1 THUR 6, NOTICE OF COMMENCEMENT AND COMPACTION ONLY. ALSO THE THRESHOLD ENGINEER PROVIDED AN ADDITIONAL INSPECTION REPORT FOR THE EXISTING FOUNDATION STEEL THAT HAS BEEN EXPOSED FOR THE LAST 17 MONTHS. |
| BUILDING - PILES | NO | | | | | |
| BUILDING - GRADE BEAM | NO | Apr/13/2020 | Completed | POK | Name: Andre Perez Mobile Ph: 7865124210 Office Ph: | 014 INSPECTION APPROVED BY THRESHOLD ENGINEER. JAIME H JARAMILLO P.E. 60792. B & J CONSULTING ENGINEER. D.O.F. INSPECTION REPORT 1 THUR 4 ONLY. |



City of Miami
BUILDING DEPARTMENT

Inspection History

| Division - Inspection Type | Is Finalized | Date | Status | Result | Inspector | Inspection Remark |
|--|--------------|-------------|-----------|--------|---|--|
| | | Sep/10/2021 | Canceled | | Name: Andre Perez Mobile Ph: 7865124210 Office Ph: | NEED TO EMIAL ME (AFPEREZ@MIAMIGOV.COM) COMPLETION LETTER AND INSPECTION REPORT RELATING TO THE PERMIT FROM YOUR THRESHOLD ENGINEER. |
| | | Oct/19/2020 | Canceled | | Name: Andre Perez Mobile Ph: 7865124210 Office Ph: | NEED TO EMIAL ME (AFPEREZ@MIAMIGOV.COM) ALL DOCUMENTS, COMPLETION LETTER AND INSPECTION REPORT RELATING TO THE PERMIT FROM YOUR THRESHOLD ENGINEER. |
| BUILDING - SLAB REINFORCEMENT | NO | Mar/09/2022 | Canceled | | Name: Andre Perez Mobile Ph: 7865124210 Office Ph: | 011-INSPECTION CANCELLATION BY ANDY |
| | | Mar/08/2022 | Canceled | | Name: Andre Perez Mobile Ph: 7865124210 Office Ph: | 011-INSPECTION CANCELLATION BY ANDY |
| BUILDING - COLUMN REINFORCEMENT | NO | | | | | |
| BUILDING - TIE DOWN REINF. MASONRY | NO | | | | | |
| BUILDING - INSULATION | NO | | | | | |
| BUILDING - FRAMING/FIRE PENETRATION | NO | | | | | |
| BUILDING - TIE BEAM/BEAM REINFORCEMENT | NO | | | | | |
| BUILDING - STEEL FRAMING | NO | | | | | |
| BUILDING - DRYWALL | NO | | | | | |
| BUILDING - SHEATHING | NO | | | | | |
| BUILDING - METAL LATH | NO | | | | | |
| BUILDING - SETBACK | NO | Jul/10/2019 | Completed | POK | Name: Andres Tellez Mateos Mobile Ph: Office Ph: 3054161274 | OK South side corners (SW 22nd STREET) |
| | | Jul/05/2019 | Completed | NOK | Name: Andres Tellez Mateos | Not ready for set-backs |



City of Miami
BUILDING DEPARTMENT

Inspection History

| Division - Inspection Type | Is Finalized | Date | Status | Result | Inspector | Inspection Remark |
|---------------------------------|--------------|-------------|-----------|--------|---|--|
| | | | | | Mobile Ph: Office Ph: 3054161274 | |
| | | Jul/20/2021 | Canceled | | Name: Andre Perez Mobile Ph: 7865124210 Office Ph: | NEED TO EMIAL ME (AFPEREZ@MIAMIGOV.COM) ALL DOCUMENTS AND INSPECTION REPORT RELATING TO THE PERMIT FROM YOUR PRIVATE PROVIDER. |
| | | Jul/03/2019 | Canceled | | Name: Andres Tellez Mateos Mobile Ph: Office Ph: 3054161274 | not ready |
| BUILDING - FIELD CHECK BUILDING | NO | Sep/02/2021 | Canceled | NOK | Name: Andre Perez Mobile Ph: 7865124210 Office Ph: | 016 STOP WORK ORDER. FAILURE OF OWNER AND/OR CONTRACTOR TO NOTIFY THE BUILDING DEPT OF THE NEW PRIVATE PROVIDER AND THRESHOLD ENGINEER INSPECTION ON THE JOB CITY. THE PERMIT MUST BE REVISED TO REFLECT BOTH OF THEM. ALSO NEED ENGINEER REPORT FOR THE CONDITION OF THE STEEL ON EXISTING FOOTERS. |
| | | Oct/06/2020 | Completed | POK | Name: Cedric Mar Mobile Ph: 7862517179 Office Ph: | CURRENT STATUS: :SAME STATUS AS PREVIOUS INSPECTION. FOUNDATION/PILE-CAP WORK COMPLETED. GRADING/ESCAVATION WORK COMPLETED. GC NOT ON SITE. NO ON-GOING WORK. |
| | | Jun/02/2020 | Completed | POK | Name: Cedric Mar Mobile Ph: 7862517179 Office Ph: | CURRENT STATUS: :SAME STATUS AS PREVIOUS INSPECTION. FOUNDATION/PILE-CAP WORK COMPLETED. GRADING/ESCAVATION WORK COMPLETED. GC NOT ON SITE. NO ON-GOING WORK. |
| | | Apr/07/2020 | Completed | POK | Name: Cedric Mar Mobile Ph: 7862517179 Office Ph: | CURRENT STATUS: :SAME STATUS AS PREVIOUS INSPECTION. FOUNDATION/PILE-CAP WORK COMPLETED. |



City of Miami
BUILDING DEPARTMENT

Inspection History

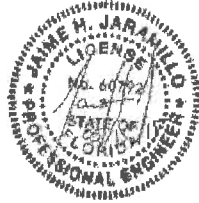
| Division - Inspection Type | Is Finalized | Date | Status | Result | Inspector | Inspection Remark |
|---|--------------|-------------|-----------|--------|---|---|
| | | | | | | GRADING/ESCAVATION WORK COMPLETED. GC NOT ON SITE. NO ON-GOING WORK. |
| | | Mar/10/2020 | Completed | POK | Name: Cedric Mar Mobile Ph: 7862517179 Office Ph: | CURRENT STATUS: FOUNDATION/PILE-CAP WORK COMPLETED. GRADING/ESCAVATION WORK COMPLETED. GC NOT ON SITE. NO ON-GOING WORK. |
| | | Sep/06/2019 | Completed | POK | Name: Jose Gonzalez Mobile Ph: 7862517185 Office Ph: 3054161187 | 09062019: No contact. // Please reschedule. // |
| | | Jul/08/2019 | Completed | OK | Name: Jose Gonzalez Mobile Ph: 7862517185 Office Ph: 3054161187 | 07082019: Vacant lot, with visible on going works for Land preparation. // Currently parked at site a one DEERE large Retro excavator over pneumatic and storage gravel to fill out the ground. // Called Owner of the LLC, but Number was disconnected. //-Called Lazaro Milton Contractor at 305-444-8326 and the representative, not recognized that job site. // One person parked inside of site. // |
| BUILDING - PARKING/ACCESSIBILITY | NO | | | | | |
| BUILDING - FINAL FLOOD CERTIFICATE / FFE | NO | | | | | |
| BUILDING - FINAL AS-BUILT / TOPO SURVEY | NO | | | | | |
| BUILDING - FINAL BUILDING | NO | | | | | |
| ELECTRICAL - FOUNDATION GROUNDING / BONDING | NO | | | | | |
| ELECTRICAL - ROUGH/FIRE PENETRATION | NO | | | | | |
| ELECTRICAL - FINAL ELECTRICAL | NO | | | | | |



City of Miami
BUILDING DEPARTMENT

Inspection History

| Division - Inspection Type | Is Finalized | Date | Status | Result | Inspector | Inspection Remark |
|---|-------------------------|-------------|---------------|---------------|---|---|
| FIRE - GENERATOR TEST | NO | | | | | |
| FIRE - FINAL FIRE | NO | | | | | |
| MECHANICAL AIR - FINAL MECHANICAL | NO | | | | | |
| MECHANICAL BOILER - FIELD CHECK BOILER | NO | Mar/24/2021 | Completed | NOK | Name: Carlos Gonzalez Mobile Ph: 7864236989 Office Ph: 3054161179 | no construction at this time. |
| | | Jul/07/2020 | Completed | OK | Name: Alberto Acosta Mobile Ph: 7863146037 Office Ph: | job site is lock , no accesses |
| MECHANICAL ELEVATOR - FINAL ELEVATOR | NO | | | | | |
| PLUMBING - FINAL PLUMBING | NO | | | | | |
| PUBLIC WORKS - FINAL PUBLIC WORKS | NO | | | | | |
| ZONING/CE - FINAL ZONING | NO | Jul/21/2021 | Completed | NOK | Name: Josseline Castillo Mobile Ph: Office Ph: 3054162009 | no construction at time of inspection. |



Digitally signed by
Jaime H Jaramillo
Date: 2021.09.09
15:18:19 -04'00'

City of Miami
BUILDING DEPARTMENT



SPECIAL INSPECTOR
For Threshold Buildings

Rev. 12-08-2014

I, JAIME H JARAMILLO have been retained by DELIA HOSPITALITY, LLC the owner of the property referenced below, to perform Threshold Inspection services pursuant to the Florida Building Code, Section 110.3.7, at the project located at 1265 SW 22nd Street as required by Florida Statute 553.79(7).

I am a registered Architect or Professional Engineer licensed in the State of Florida, and I also possess a Special Inspector license (SI).

Florida PE# 60792 SI# 7025322

Florida RA# _____ SI# _____

PERMIT APPLICATION/ PROCESS NUMBERS: BD-15-009796-001

The following individual(s) are employed by me or my firm, and my are authorized representatives to perform inspections.*

- | | |
|-----------------------------|-------------------------|
| 1. <u>NICOLAS JARAMILLO</u> | 2. <u>WILSON OLARTE</u> |
| 3. <u>JUAN MALHAM</u> | 4. <u>WOLFGAN RIOS</u> |

* Special Inspector for Threshold Buildings utilizing authorized representatives shall insure that the Authorized Representative is qualified by education or licensure to perform the duties assigned by the Special Inspector. The qualifications shall include licensure as a Registered Architect or Professional Engineer; graduation from an engineering education program in civil or structural engineering; graduation from an architectural education program; successful completion of the NCEES Fundamentals Examination; or registration as a standard building inspector under Florida Statutes, Chapter 468.

I (we) will notify the City of Miami of any changes regarding authorized personnel performing inspections.

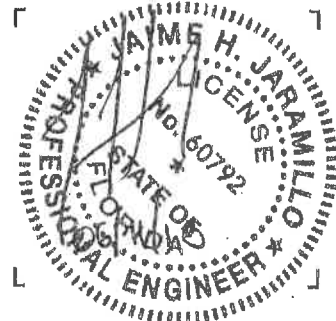
I (we) understand that a Special Inspector inspection log for each building must be displayed in a convenient location on the site for reference by the City of Miami Building Department Inspector.

Upon completion of the work under each Building Permit, I will submit to the Building Inspector at the time of final inspection the completed inspection logs and a sealed statement indicating that, to the best of my knowledge, belief and professional judgment the project outlined above was built in compliance with the Florida Building Code, and are in substantial compliance with Building Department approved set of plans.

Seal/Signature/Date

Architect / Engineer

Name (print): JAIME H JARAMILLO
Firm: B&J CONSULTING ENGINEERS, INC
Address: 7955 NW 12TH STREET, S-418, DORAL, FL, 33126
Telephone: (786) 703-9243



B & J Consulting Eng. , Inc.
 7955 NW 12th Street, Suite 418, Doral, FL 33126
 Ph (786) 703-9245

REPORT ON THRESHOLD INSPECTION

Date: 12/30/2019 4:00 PM Report No: 1
 Project Name: Best Western ViB. Permit No: BD15009792001B001
 Client: DELIA HOSPITALITY LLC. Project No:
 Address: 1265 SW 22nd Street (Coral Way) City, State: Miami, FL 33145
 Contractor: Delant Construction Co. Weather: Sunny
 Special Inspector: Jaime H Jaramillo Florida Reg: 60792

In accordance with your request and authorization, we visited the job site to continue monitoring the construction progress of the structural components. The following items were observed.

| Item | Component Inspected | Level | Location | Type of inspection | Result |
|------|---------------------|--------|----------|--------------------|--------|
| 1 | F14.2 @ C43 | Ground | J/30 | Rebar | PPI |
| 2 | F12.2 @ C49 | Ground | C-E/4-10 | Rebar | PPI |
| 3 | F7.0 @ C56 | Ground | C-F/8 | Rebar | PPI |
| 4 | F11.2 @ C48 | Ground | 0/24 | Rebar | PPI |
| 5 | F11.2 @ C46/TC10 | Ground | M/11 | Rebar | PPI |
| 6 | F11.2 @ C47 | Ground | M/13 | Rebar | PPI |
| 7 | F8.0 @ C52 | Ground | P/11 | Rebar | PPI |
| 8 | F8.0 @ C50 | Ground | P/5 | Rebar | PPI |
| 9 | F9.2 @ C45 | Ground | M/5 | Rebar | PPI |
| 10 | | | | | |
| 11 | | | | | |
| 12 | | | | | |
| 13 | | | | | |


Letter code used for results


IGC = In General Conformance with Contract Documents. NIC = Not In Compliance with the Contract Documents. PRR = Pending Required Repair. PRC = Pending Required Correction. PPI = Progress or Partial Inspection

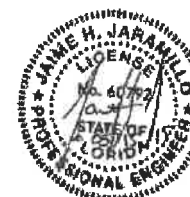
Deficiencies or deviations

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Threshold Inspector


 Jaime H. Jaramillo
 Florida Reg. No. 60792


 Wilson Olarte.
 Field Representative



Digitally signed by Jaime H Jaramillo
 Date: 2021.09.10 10:13:36 -04'00'

B & J Consulting Eng. , Inc.
 7955 NW 12th Street, Suite 418, Doral, FL 33126
 Ph (786) 703-9245

REPORT ON THRESHOLD INSPECTION

Date: 1/2/2019 4:00 PM Report No: 2
 Project Name: Best Western ViB. Permit No: BD15009792001B001
 Client: DELIA HOSPITALITY LLC. Project No:
 Address: 1265 SW 22nd Street (Coral Way) City, State: Miami. Fl 33145
 Contractor: Delant Construction Co. Weather: Sunny
 Special Inspector: Jaime H Jaramillo Florida Reg: 60792

In accordance with your request and authorization, we visited the job site to continue monitoring the construction progress of the structural components. The following items were observed.

| Item | Component Inspected | Level | Location | Type of inspection | Result |
|------|---------------------|--------|----------|--------------------|--------|
| 1 | F13.2 @ C42 | Ground | J/25 | Rebar | PPI |
| 2 | F13.2 @ C41 | Ground | J/13 | Rebar | PPI |
| 3 | F13.2 @ C40 | Ground | J/7 | Rebar | PPI |
| 4 | | | | | |
| 5 | | | | | |
| 6 | | | | | |
| 7 | | | | | |
| 8 | | | | | |
| 9 | | | | | |
| 10 | | | | | |
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Letter code used for results

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Deficiencies or deviations

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Threshold Inspector



Jaime H. Jaramillo
 Florida Reg. No. 60792



Wilson Olarte.
 Field Representative



Digitally signed by
 Jaime H Jaramillo

Date:
 2021.09.10
 10:13:16
 -04'00'

B & J Consulting Eng. , Inc.
 7955 NW 12th Street, Suite 418, Doral, FL 33126
 Ph (786) 703-9245

REPORT ON THRESHOLD INSPECTION

Date: 1/3/2019 4:00 PM Report No: 3
 Project Name: Best Western ViB. Permit No: BD15009792001B001
 Client: DELIA HOSPITALITY LLC. Project No:
 Address: 1265 SW 22nd Street (Coral Way) City, State: Miami. FI 33145
 Contractor: Delant Construction Co. Weather: Sunny
 Special Inspector: Jaime H Jaramillo Florida Reg: 60792

In accordance with your request and authorization, we visited the job site to continue monitoring the construction progress of the structural components. The following items were observed.

| Item | Component Inspected | Level | Location | Type of inspection | Result |
|------|---------------------|--------|----------|--------------------|--------|
| 1 | F14.2 @ C43 | Ground | J/30 | Rebar | PPI |
| 2 | F12.2 @ C49 | Ground | 0/31 | Rebar | PPI |
| 3 | F11.2 @ C46 | Ground | M/11 | Rebar | PPI |
| 4 | | | | | |
| 5 | | | | | |
| 6 | | | | | |
| 7 | | | | | |
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| 12 | | | | | |
| 13 | | | | | |

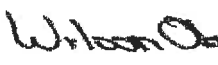
Letter code used for results

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| Deficiencies or deviations |
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Threshold Inspector


 Jaime H. Jaramillo
 Florida Reg. No. 60792


 Wilson Olarte.
 Field Representative



Digitally signed by Jaime H Jaramillo
 Date: 2021.09.10 10:12:48 -04'00'

B & J Consulting Eng. , Inc.
 7955 NW 12th Street, Suite 418, Doral, FL 33126
 Ph (786) 703-9245

REPORT ON THRESHOLD INSPECTION

Date: 1/6/2019 7:00 AM Report No: 4
 Project Name: Best Western ViB. Permit No: BD15009792001B001
 Client: DELIA HOSPITALITY LLC. Project No:
 Address: 1265 SW 22nd Street (Coral Way) City, State: Miami. FL 33145
 Contractor: Delant Construction Co. Weather: Sunny
 Special Inspector: Jaime H Jaramillo Florida Reg: 60792

In accordance with your request and authorization, we visited the job site to continue monitoring the construction progress of the structural components. The following items were observed.


| Item | Component Inspected | Level | Location | Type of inspection | Result |
|------|---------------------|--------|----------|--------------------|--------|
| 1 | F14.2 @ C43 | Ground | J/30 | Rebar | IGC |
| 2 | F12.2 @ C49 | Ground | 0/31 | Rebar | IGC |
| 3 | F11.2 @ C48 | Ground | 0/24 | Rebar | IGC |
| 4 | F11.2 @ C47 | Ground | M/13 | Rebar | IGC |
| 5 | F9.2 @ C45 | Ground | M/5 | Rebar | IGC |
| 6 | F13.2 @ C42 | Ground | J/25 | Rebar | IGC |
| 7 | F13.2 @ C41 | Ground | J/13 | Rebar | IGC |
| 8 | F13.2 @ C40 | Ground | J/7 | Rebar | IGC |
| 9 | | | | | |
| 10 | | | | | |
| 11 | | | | | |
| 12 | | | | | |
| 13 | | | | | |


Letter code used for results

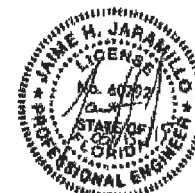
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| Deficiencies or deviations |
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Threshold Inspector

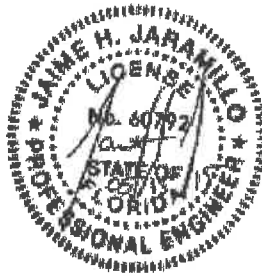

 Jaime H. Jaramillo
 Florida Reg. No. 60792


 Wilson Olarte.
 Field Representative



Digitally signed by Jaime H Jaramillo
 Date: 2021.09.10 10:13:56 -04'00'

B & J Consulting Eng. , Inc.
 7955 NW 12th Street, Suite 418, Doral, FL 33126
 Ph (786) 703-9245



Digitally signed
 by Jaime H
 Jaramillo
 Date: 2021.09.09
 09:55:48 -04'00'

REPORT ON THRESHOLD INSPECTION

| | | | |
|--------------------|---------------------------------|--------------|-------------------|
| Date: | 8/31/2021 7:00 AM | Report No: | 5 |
| Project Name: | The Boulevard | Permit No: | BD15009792001B001 |
| Client: | DELIA HOSPITALITY LLC. | Project No: | |
| Address: | 1265 SW 22ND STREET (Coral Way) | City, State: | Miami, FL 33145 |
| Contractor: | Aries Link LLC | Weather: | Sunny |
| Special Inspector: | Jaime H Jaramillo | Florida Reg: | 60792 |

In accordance with your request and authorization, we visited the job site to continue monitoring the construction progress of the structural components. The following items were observed.

| Item | Component Inspected | Level | Location | Type of inspection | Result |
|------|---------------------|--------|----------|--------------------|--------|
| 1 | F11.2 @ C36 | Ground | E-G/8-30 | Rebar | PPI |
| 2 | F10.2 @ C35 | Ground | E-G/8-30 | Rebar | PPI |
| 3 | F10.2 @ C34 | Ground | E-G/8-30 | Rebar | PPI |
| 4 | F10.2 @ C33 | Ground | E-G/8-30 | Rebar | PPI |
| 5 | F11.2 @ C32 | Ground | E-G/8-30 | Rebar | PPI |
| 6 | F10.2 @ C31 | Ground | E-G/8-30 | Rebar | PPI |
| 7 | F7.1 @ C27 | Ground | E-G/8-30 | Rebar | PPI |
| 8 | F6.1 @ C26 | Ground | E-G/8-30 | Rebar | PPI |
| 9 | F6.1 @ C25 | Ground | E-G/8-30 | Rebar | PPI |
| 10 | F6.1 @ C24 | Ground | E-G/8-30 | Rebar | PPI |
| 11 | F7.1 @ C23 | Ground | E-G/8-30 | Rebar | PPI |
| 12 | F6.1 @ C22 | Ground | E-G/8-30 | Rebar | PPI |
| 13 | | | | | |


Letter code used for results

IGC = In General Conformance with Contract Documents. NIC = Not In Compliance with the Contract Documents. PRR = Pending Required Repair. PRC = Pending Required Correction. PPI = Progress or Partial Inspection

| Deficiencies or deviations |
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Threshold Inspector


 Jaime H. Jaramillo
 Florida Reg. No. 60792


 Wilson Olarte.
 Field Representative

B & J Consulting Eng. , Inc.
 7955 NW 12th Street, Suite 418, Doral, FL 33126
 Ph (786) 703-9245



Digitally signed
 by Jaime H
 Jaramillo
 Date: 2021.09.09
 09:55:18 -04'00'

REPORT ON THRESHOLD INSPECTION

| | | | |
|---------------------------|---------------------------------|---------------------|-------------------|
| Date: | 9/1/2021 11:00 AM | Report No: | 6 |
| Project Name: | The Boulevard | Permit No: | BD15009792001B001 |
| Client: | DELIA HOSPITALITY LLC. | Project No: | |
| Address: | 1266 SW 22ND STREET (Coral Way) | City, State: | Miami, FL 33145 |
| Contractor: | Aries Link LLC | Weather: | Sunny |
| Special Inspector: | Jaime H Jaramillo | Florida Reg: | 60792 |

In accordance with your request and authorization, we visited the job site to continue monitoring the construction progress of the structural components. The following items were observed.


| Item | Component Inspected | Level | Location | Type of inspection | Result |
|------|---------------------|--------|----------|--------------------|--------|
| 1 | F11.2 @ C36 | Ground | E-G/8-30 | Rebar | IGC |
| 2 | F10.2 @ C35 | Ground | E-G/8-30 | Rebar | IGC |
| 3 | F10.2 @ C34 | Ground | E-G/8-30 | Rebar | IGC |
| 4 | F10.2 @ C33 | Ground | E-G/8-30 | Rebar | IGC |
| 5 | F11.2 @ C32 | Ground | E-G/8-30 | Rebar | IGC |
| 6 | F10.2 @ C31 | Ground | E-G/8-30 | Rebar | IGC |
| 7 | F7.1 @ C27 | Ground | E-G/8-30 | Rebar | IGC |
| 8 | F6.1 @ C26 | Ground | E-G/8-30 | Rebar | IGC |
| 9 | F6.1 @ C25 | Ground | E-G/8-30 | Rebar | IGC |
| 10 | F6.1 @ C24 | Ground | E-G/8-30 | Rebar | IGC |
| 11 | F7.1 @ C23 | Ground | E-G/8-30 | Rebar | IGC |
| 12 | F6.1 @ C22 | Ground | E-G/8-30 | Rebar | IGC |
| 13 | | | | | |


Letter code used for results

IGC = In General Conformance with Contract Documents. NIC = Not In Compliance with the Contract Documents. PRR = Pending Required Repair. PRC = Pending Required Correction. PPI = Progress or Partial Inspection

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|-----------------------------------|
| <u>Deficiencies or deviations</u> |
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Threshold Inspector


 Jaime H. Jaramillo
 Florida Reg. No. 60792


 Wilson Olarte.
 Field Representative

B & J Consulting Eng. , Inc.
 7955 NW 12th Street, Suite 418, Doral, FL 33126
 Ph (786) 703-9245

REPORT ON THRESHOLD INSPECTION

| | | | |
|---------------------------|---------------------------------|---------------------|-------------------|
| Date: | 8/31/2021 7:00 AM | Report No: | 5 |
| Project Name: | The Boulevard | Permit No: | BD15009792001B001 |
| Client: | DELIA HOSPITALITY LLC. | Project No: | |
| Address: | 1265 SW 22ND STREET (Coral Way) | City, State: | Miami, FL 33145 |
| Contractor: | Arles Link LLC | Weather: | Sunny |
| Special Inspector: | Jaime H Jaramillo | Florida Reg: | 60792 |

In accordance with your request and authorization, we visited the job site to continue monitoring the construction progress of the structural components. The following items were observed.

| Item | Component Inspected | Level | Location | Type of inspection | Result |
|------|---------------------|--------|----------|--------------------|--------|
| 1 | F11.2 @ C38 | Ground | E-G/8-30 | Rebar | PPI |
| 2 | F10.2 @ C35 | Ground | E-G/8-30 | Rebar | PPI |
| 3 | F10.2 @ C34 | Ground | E-G/8-30 | Rebar | PPI |
| 4 | F10.2 @ C33 | Ground | E-G/8-30 | Rebar | PPI |
| 5 | F11.2 @ C32 | Ground | E-G/8-30 | Rebar | PPI |
| 6 | F10.2 @ C31 | Ground | E-G/8-30 | Rebar | PPI |
| 7 | F7.1 @ C27 | Ground | E-G/8-30 | Rebar | PPI |
| 8 | F6.1 @ C26 | Ground | E-G/8-30 | Rebar | PPI |
| 9 | F6.1 @ C25 | Ground | E-G/8-30 | Rebar | PPI |
| 10 | F6.1 @ C24 | Ground | E-G/8-30 | Rebar | PPI |
| 11 | F7.1 @ C23 | Ground | E-G/8-30 | Rebar | PPI |
| 12 | F6.1 @ C22 | Ground | E-G/8-30 | Rebar | PPI |
| 13 | | | | | |

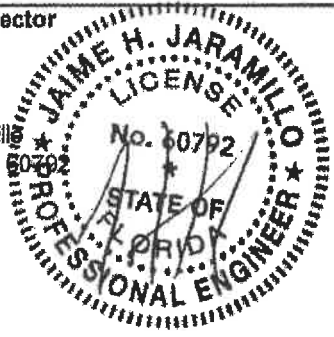
Letter code used for results

IGC = In General Conformance with Contract Documents. NIC = Not In Compliance with the Contract Documents. PRR = Pending Required Repair. PRC = Pending Required Correction. PPI = Progress or Partial Inspection

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|-----------------------------------|
| Deficiencies or deviations |
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Threshold Inspector

JH
 Jaime H. Jaramillo
 Florida Reg. No. 60792



Wilson Olarte
 Wilson Olarte,
 Field Representative

B & J Consulting Eng., Inc.
 7955 NW 12th Street, Suite 418, Doral, FL 33128
 Ph (786) 703-9245

REPORT ON THRESHOLD INSPECTION

| | | |
|--------------------|---------------------------------|------------------------------|
| Date: | 9/1/2021 11:00 AM | Report No: 6 |
| Project Name: | The Boulevard | Permit No: BD16009792001B001 |
| Client: | DELIA HOSPITALITY LLC. | Project No: |
| Address: | 1265 SW 22ND STREET (Ooral Way) | City, State: Miami, FL 33145 |
| Contractor: | Aries Link LLC | Weather: Sunny |
| Special Inspector: | Jaime H Jaramillo | Florida Reg: 60792 |

In accordance with your request and authorization, we visited the job site to continue monitoring the construction progress of the structural components. The following items were observed.

| Item | Component Inspected | Level | Location | Type of Inspection | Result |
|------|---------------------|--------|----------|--------------------|--------|
| 1 | F11.2 @ C36 | Ground | E-G/8-30 | Rebar | IGC |
| 2 | F10.2 @ C35 | Ground | E-G/8-30 | Rebar | IGC |
| 3 | F10.2 @ C34 | Ground | E-G/8-30 | Rebar | IGC |
| 4 | F10.2 @ C33 | Ground | E-G/8-30 | Rebar | IGC |
| 5 | F11.2 @ C32 | Ground | E-G/8-30 | Rebar | IGC |
| 6 | F10.2 @ C31 | Ground | E-G/8-30 | Rebar | IGC |
| 7 | F7.1 @ C27 | Ground | E-G/8-30 | Rebar | IGC |
| 8 | F6.1 @ C26 | Ground | E-G/8-30 | Rebar | IGC |
| 9 | F6.1 @ C25 | Ground | E-G/8-30 | Rebar | IGC |
| 10 | F6.1 @ C24 | Ground | E-G/8-30 | Rebar | IGC |
| 11 | F7.1 @ C23 | Ground | E-G/8-30 | Rebar | IGC |
| 12 | F6.1 @ C22 | Ground | E-G/8-30 | Rebar | IGC |
| 13 | | | | | |

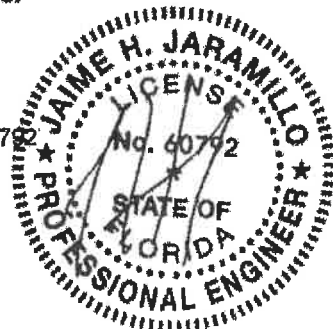
Letter code used for results

IGC = In General Conformance with Contract Documents. NIC = Not In Compliance with the Contract Documents. PRR = Pending Required Repair. PRC = Pending Required Correction. PPI = Progress or Partial Inspection

| |
|-----------------------------------|
| Deficiencies or deviations |
| |
| |
| |

Threshold Inspector

JH
 Jaime H. Jaramillo
 Florida Reg. No. 60792



Wilson Olarte
 Wilson Olarte.
 Field Representative



DOCUMENT VERIFIED

By MAH
Date 8/31/18

City of Miami
BUILDING DEPARTMENT



Form A.1

NOTICE TO BUILDING OFFICIAL
For the use of Private Provider

Florida Statutes 553.791(4) Rev. 10-01-2014

Project Name / Address: BEST WESTERN VIB- 1265 SW 22 ST. MIAMI, FL 33145

Plan number: BD 15- 009792-001 Phased Permit? Yes No

Project address: 1265 SW 22 ST. MIAMI, FL Parcel tax ID: 01-4139-007-3440
01-4139-007-3350

Services to be provided (select one): Inspections only Plans Review and Inspections*

*Pursuant to FS Section 553.791(2): If this notice applies to private plan review only, the Building Official has the authority to require, at his or her discretion, that the private provider be used for both services.

I, VINCENZO ALAIMO, the fee owner of the property referenced above, hereby affirm that I have entered into a contract with the Private Provider firm identified below to conduct the services indicated above.

Private Provider Firm: MTCI Private Provider Services

Private Provider (Qualifier for the Firm): Mustafa Cankat

Florida License or Registration number: PE 18632

Address: 97 NE 15th Street Homestead, Florida

Telephone: (305) 246-0696 Fax: (305) 242-3716 Email: mtc@mtcinspectors.com

I have elected to use one or more Private Providers to provide building code plans review and/or inspection services for the building or structure that is the subject of the enclosed permit application, as authorized by Section 553.791, Florida Statutes. I understand that the local building official may not review the plans submitted or perform the required building inspections to determine compliance with the applicable codes, except to the extent specified in said law. Instead, plans review and/or required building inspections will be performed by licensed or certified personnel identified in the application. The law requires minimum insurance requirements for such personnel, but I understand that I may require more insurance to protect my interests.

By executing this form, I acknowledge that I have made inquiry regarding the competence of the licensed or certified personnel and the level of their insurance and am satisfied that my interests are adequately protected. I agree to indemnify, defend, and hold harmless the local government, the local building official, and their building code enforcement personnel from any and all claims arising from my use of these licensed or certified personnel to perform building code inspection services with respect to the building or structure that is the subject of the enclosed permit application.

I understand that the Building Official retains authority to review plans, make required inspections, and enforce the applicable codes within his or her charge pursuant to the standards established by Section 553.791, Florida Statutes. If I make any changes to the listed Private Providers, I shall, within one business day after any change, update this Notice to reflect such changes. The building plans review and/or inspection services provided by the Private Provider are limited to compliance with the Florida Building Code and do not include review for compliance with fire safety, land use, environmental or other codes.



DOCUMENT VERIFIED

By [Signature]
Date 8/31/18

The following attachments are provided as required by Section 553.791, Florida Statutes:

1. Qualification statements and/or resumes of the Private Provider and all duly authorized representatives.
2. Proof of insurance for professional and comprehensive liability in the amount of \$ 1 million per occurrence and \$ 2 million in the aggregate for any project with a construction cost of \$ 5 million or less, and \$ 2 million per occurrence and \$ 4 million in the aggregate for any project with a construction cost of over \$ 5 million, relating to all services performed as a private provider. Said insurance includes tail coverage (Extended Reporting Period) for a minimum of 5 years subsequent to the performance of building code inspection services. For detailed, current requirements refer to FS Section 553.791(16).

(Please notarize using the appropriate section below)

Individual By: _____ (signature) Print name: _____
 Address: _____ Telephone: _____
 STATE OF _____ COUNTY OF _____ Before me, this _____ day of _____, 20____, personally appeared _____ who executed the foregoing instrument, and acknowledged before me that same was executed for the purposes therein expressed.
 Personally known or Produced Identification Type of ID produced: _____
 Signature of Notary: _____ Print Name _____
 Notary public stamp: _____ My commission expires: _____

Corporation Print Corporation Name: DELA HOSPITALITY LLC
 By: [Signature] (signature) Print name: VINCENZO ALAIMO Its: Manager
 Address: 10726 NW 58th St, Coral FL-33178 Telephone: 305/8545407
 STATE OF FL COUNTY OF Miami Dade Before me, this 10 day of July, 2018, personally appeared Vincenzo Alaimo, on behalf of the stated corporation, who executed the foregoing instrument, and acknowledged before me that same was executed for the purposes therein expressed.
 Personally known or Produced Identification Type of ID produced: _____
 Signature of Notary: [Signature] Notary Public - State of Florida Commission # GG 679099 My Comm. Expires Jun 26, 2021
 Notary Stamp: Printed Name Nieves Portillo

Partnership Print Partnership Name: _____
 By: _____ (signature) Print name: _____ Its: _____
 Address: _____ Telephone: _____
 STATE OF _____ COUNTY OF _____ Before me, this _____ day of _____, 20____, personally appeared _____ partner/agent on behalf of the partnership, who executed the foregoing instrument, and acknowledged before me that same was executed for the purposes therein expressed.
 Personally known or Produced Identification Type of ID produced: _____
 Signature of Notary: _____ Notary Stamp: _____ Print Name _____



DOCUMENT VERIFIED

City of Miami
BUILDING DEPARTMENT



Form B

Private Provider

PLAN COMPLIANCE AFFIDAVIT

Florida Statutes §553.791(6)

Rev. 10-01-2014

Project Name / Address: Best Western/ 1265 SW 22 Street

Plan number: BD15-009792-001 Folio number: 01-4139-007-3350

Revision Shop Drawing Master permit number: _____

Private Provider Firm: MTCI Private Provider Services Submittal number: BW002.062118

Address: 97 NE 15th Street Homestead, Florida

Telephone: (305) 246-0696 Fax: (305) 242-3716 Email: mtc@mtcinspectors.com

I HEREBY CERTIFY that to the best of my knowledge and belief, the plans submitted for the above-referenced project were reviewed according to, and are in compliance with, the Florida Building Code and all local amendments thereto, either by myself or by the affiant identified below, who is duly authorized to perform plans review pursuant to Section 553.791, Florida Statutes, and holds the appropriate license or certificate:

Private Provider: Roop Khirsukhani

Florida License No. PE 42242

[Handwritten Signature]
7/24/18

Seal/Signature/Date

Name of person reviewing the plans (if applicable): Rene Tarafa

Florida License/Registration/Certification numbers: PX 1481

Discipline and Plan Sheets covered by this affidavit: Building-Master: See Page | 2, 3, 4, 5

Signature of reviewer: *[Handwritten Signature]* Date: 7.24.18

SWORN AND SUBSCRIBED before me by Roop Khirsukhani, being personally known to me () or having produced as identification _____, and who being fully sworn and cautioned, states that the foregoing is true and correct to the best of his/her knowledge and belief.

[Handwritten Signature] Benjamin Delval Benjamin Delval 2/24/18
Signature of Notary Print Name Date

Notary Public: NOTARY PUBLIC STAMP BELOW

My Commission Expires: _____



BENJAMIN ALAIN DELVAL
Commission # GG 166683
Expires December 10, 2021
Bonded Thru Budget Notary Services



DOCUMENT VERIFIED

By [Signature]
Date 8/31/18

Plan number: BD15-009792-001

| COVER | | Best Western | | |
|-------|--------|--------------|-----------|--------------|
| ✓ 1 | A-0.1 | | ✓ Rev Δ 3 | 12-07-2017 ✓ |
| ✓ 2 | A-0.2 | | Rev Δ 3 | 12-07-2017 |
| ✓ 3 | A-0.3 | | Rev Δ 3 | 12-07-2017 |
| ✓ 4 | A-1.1 | | Rev Δ 3 | 12-07-2017 |
| ✓ 5 | A-2.1 | | Rev Δ 3 | 12-07-2017 |
| ✓ 6 | A-2.2 | | Rev Δ 3 | 12-07-2017 |
| ✓ 7 | A-2.3 | | Rev Δ 3 | 12-07-2017 |
| ✓ 8 | A-2.4 | | Rev Δ 3 | 12-07-2017 |
| ✓ 9 | A-2.4A | | Rev Δ 3 | 12-07-2017 |
| ✓ 10 | A-2.5 | | Rev Δ 3 | 12-07-2017 |
| ✓ 11 | A-2.6 | | Rev Δ 3 | 12-07-2017 |
| ✓ 12 | A-2.7 | | Rev Δ 3 | 12-07-2017 |
| ✓ 13 | A-2.8 | | Rev Δ 3 | 12-07-2017 |
| ✓ 14 | A-2.9 | | Rev Δ 3 | 12-07-2017 |
| ✓ 15 | A-2.10 | | Rev Δ 3 | 12-07-2017 |
| ✓ 16 | A-2.11 | | Rev Δ 3 | 12-07-2017 |
| ✓ 17 | A-2.12 | | Rev Δ 3 | 12-07-2017 |
| ✓ 18 | A-3.1 | | Rev Δ 2 | 09-21-2017 |
| ✓ 19 | A-3.2 | | Rev Δ 2 | 09-21-2017 |
| ✓ 20 | A-3.3 | | Rev Δ 3 | 12-07-2017 |
| ✓ 21 | A-3.4 | | Rev Δ 3 | 12-07-2017 |
| ✓ 22 | A-3.5 | | Rev Δ 3 | 12-07-2017 |
| ✓ 23 | A-4.1 | | Rev Δ 3 | 12-07-2017 |
| ✓ 24 | A-4.2 | | Rev Δ 3 | 12-07-2017 |
| ✓ 25 | A-4.3 | | Rev Δ 3 | 12-07-2017 |
| ✓ 26 | A-4.4 | | Rev Δ 3 | 12-07-2017 |
| ✓ 27 | A-4.5 | | Rev Δ 3 | 12-07-2017 |
| ✓ 28 | A-4.6 | | Rev Δ 3 | 12-07-2017 |
| ✓ 29 | A-4.7 | | Rev Δ 3 | 12-07-2017 |
| ✓ 30 | A-4.8 | | Rev Δ 3 | 12-07-2017 |

Page | 2

Private Provider: Roop Khirsukhani
Florida License No. PE 42242

[Signature]
7/24/18

SWORN AND SUBSCRIBED before me by Roop Khirsukhani, being personally known to me () or having produced as Identification, and who being fully sworn and cautioned, states that the foregoing is true and correct to the best of his/her knowledge and belief.

Benjamin Delval Benjamin Delval 7/24/18
Signature of Notary Print Name Date
Notary Public: NOTARY PUBLIC STAMP BELOW My Commission Expires: _____





DOCUMENT VERIFIED

By [Signature]
Date 8/31/18

Plan number: BD-15-009792-001

| | | | |
|-----|--------|---------|--------------|
| ✓31 | A-4.9 | Rev Δ 3 | 12-07-2017 |
| ✓32 | A-4.10 | Rev Δ 3 | 12-07-2017 |
| ✓33 | A-4.11 | Rev Δ 3 | 12-07-2017 |
| ✓34 | A-4.12 | Rev Δ 3 | 12-07-2017 |
| ✓35 | A-4.13 | Rev Δ 3 | 12-07-2017 |
| ✓36 | A-4.14 | Rev Δ 3 | 12-07-2017 |
| ✓37 | A-4.15 | Rev Δ 3 | 12-07-2017 |
| ✓38 | A-4.16 | Rev Δ 3 | 12-07-2017 |
| ✓39 | A-4.17 | Rev Δ 3 | 12-07-2017 |
| ✓40 | A-4.18 | Rev Δ 3 | 12-07-2017 |
| ✓41 | A-4.19 | Rev Δ 3 | 12-07-2017 |
| ✓42 | A-4.20 | Rev Δ 3 | 12-07-2017 |
| ✓43 | A-4.21 | Rev Δ 3 | 12-07-2017 |
| ✓44 | A-4.22 | Rev Δ 3 | 12-07-2017 |
| ✓45 | A-4.23 | Rev Δ 3 | 12-07-2017 |
| ✓46 | A-4.24 | ✓ - | 05-29-2015 ✓ |
| ✓47 | A-4.25 | ✓ - | 05-29-2015 ✓ |
| ✓48 | A-4.26 | ✓ - | 05-29-2015 ✓ |
| ✓49 | A-4.27 | ✓ - | 05-29-2015 ✓ |
| ✓50 | A-4.28 | ✓ - | 05-29-2015 ✓ |
| ✓51 | A-5.1 | Rev Δ 3 | 12-07-2017 ✓ |
| ✓52 | A-5.1A | Rev Δ 3 | 12-07-2017 |
| ✓53 | A-5.2 | Rev Δ 3 | 12-07-2017 |
| ✓54 | A-5.3 | Rev Δ 3 | 12-07-2017 |
| ✓55 | A-5.3A | Rev Δ 3 | 12-07-2017 |
| ✓56 | A-5.4 | Rev Δ 3 | 12-07-2017 |
| ✓57 | A-5.5 | Rev Δ 3 | 12-07-2017 |
| ✓58 | A-5.6 | Rev Δ 3 | 12-07-2017 |
| ✓59 | A-5.7 | Rev Δ 3 | 12-07-2017 |
| ✓60 | A-5.8 | Rev Δ 3 | 12-07-2017 |
| ✓61 | A-5.8A | Rev Δ 3 | 12-07-2017 |
| ✓62 | A-5.8B | Rev Δ 3 | 12-07-2017 |

Page | 3

Private Provider: Roop Khirsukhani
Florida License No. PE 42242

[Signature]
7/24/18

SWORN AND SUBSCRIBED before me by Roop Khirsukhani, being personally known to me () or having produced as Identification, and who being fully sworn and cautioned, states that the foregoing is true and correct to the best of his/her knowledge and belief.

Signature of Notary Benjamin Delval Print Name Benjamin Delval Date 7/24/18
Notary Public: NOTARY PUBLIC STAMP BELOW My Commission Expires: _____





DOCUMENT VERIFIED

By [Signature]
Date 8/31/18

Plan number: BD15-009792-001

| | | | |
|-----|--------|---------|--------------|
| ✓63 | A-5.8C | Rev Δ 3 | 12-07-2017 |
| ✓64 | A-5.9 | Rev Δ 3 | 12-07-2017 |
| ✓65 | A-6.1 | Rev Δ 3 | 12-07-2017 |
| ✓66 | A-6.2 | Rev Δ 3 | 12-07-2017 |
| ✓67 | A-6.3 | Rev Δ 3 | 12-07-2017 |
| ✓68 | A-6.4 | Rev Δ 3 | 12-07-2017 |
| ✓69 | A-6.5 | Rev Δ 6 | 04-19-2018 ✓ |
| ✓70 | A-6.6 | Rev Δ 3 | 12-07-2017 |
| ✓71 | A-7.1 | Rev Δ 3 | 12-07-2017 |
| ✓72 | A-7.2 | Rev Δ 2 | 09-21-2017 ✓ |
| ✓73 | A-7.3 | Rev Δ 3 | 12-07-2017 |
| ✓74 | A-7.5 | Rev Δ 3 | 12-07-2017 |
| ✓75 | A-7.6 | Rev Δ 2 | 09-21-2017 ✓ |
| ✓76 | A-7.7 | Rev Δ 3 | 12-07-2017 |
| ✓77 | A-7.8 | Rev Δ 3 | 12-07-2017 |
| ✓78 | A-7.9 | Rev Δ 3 | 12-07-2017 |
| ✓79 | A-7.10 | Rev Δ 3 | 12-07-2017 |
| ✓80 | A-7.11 | Rev Δ 3 | 12-07-2017 |
| ✓81 | A-7.12 | Rev Δ 3 | 12-07-2017 |
| ✓82 | A-7.13 | Rev Δ 3 | 12-07-2017 |
| ✓83 | A-7.14 | Rev Δ 3 | 12-07-2017 |
| ✓84 | A-7.15 | Rev Δ 3 | 12-07-2017 |
| ✓85 | A-8.1 | Rev Δ 3 | 12-07-2017 |
| ✓86 | A-8.1A | Rev Δ 3 | 12-07-2017 |
| ✓87 | A-8.2 | Rev Δ 3 | 12-07-2017 |
| ✓88 | A-8.2A | Rev Δ 3 | 12-07-2017 |
| ✓89 | A-8.3 | Rev Δ 3 | 12-07-2017 |
| ✓90 | A-8.3A | Rev Δ 3 | 12-07-2017 |
| ✓91 | A-8.3B | ✓ | 12-06-2013 ✓ |
| ✓92 | A-8.3D | Rev Δ 3 | 12-07-2017 ✓ |
| ✓93 | A-8.4 | Rev Δ 6 | 04-19-2018 ✓ |
| ✓94 | A-8.4A | Rev Δ 3 | 12-07-2017 ✓ |

Page | 4

Private Provider: Roop Khirsukhani
Florida License No. PE 42242

[Signature]
7/24/18

SWORN AND SUBSCRIBED before me by Roop Khirsukhani, being personally known to me () or having produced as identification, and who being fully sworn and cautioned, states that the foregoing is true and correct to the best of his/her knowledge and belief.

Signature of Notary: Benjamin Delval Print Name: Benjamin Delval Date: 7/24/18
Notary Public: NOTARY PUBLIC STAMP BELOW My Commission Expires: _____





DOCUMENT VERIFIED

By HPH
Date 8/31/18

Plan number: BD15-009792-001

| | | | |
|------|--------|----------|--------------|
| ✓95 | A-8.4B | ✓Rev Δ 3 | 12-07-2017 ✓ |
| ✓96 | A-8.5 | ✓Rev Δ 3 | 12-07-2017 ✓ |
| ✓97 | A-8.6 | ✓Rev Δ 3 | 12-07-2017 ✓ |
| ✓98 | A-8.7 | ✓Rev Δ 3 | 12-07-2017 ✓ |
| ✓99 | A-8.8 | ✓Rev Δ 3 | 12-07-2017 ✓ |
| ✓100 | A-9.1 | ✓Rev Δ 3 | 12-07-2017 ✓ |
| ✓101 | A-9.2 | ✓Rev Δ 3 | 12-07-2017 ✓ |
| ✓102 | LS-01 | ✓Rev Δ 2 | 09-21-2017 ✓ |
| ✓103 | LS-02 | ✓Rev Δ 3 | 12-07-2017 ✓ |
| ✓104 | LS-03 | - | 05-29-2015 ✓ |
| ✓105 | LS-04 | - | 05-29-2015 ✓ |
| ✓106 | LS-05 | ✓Rev Δ 2 | 09-21-2017 ✓ |
| ✓107 | LS-06 | - | 05-29-2015 ✓ |
| 108 | | | |
| 109 | | | |

Page | 5

Private Provider: Roop Khirsukhani
Florida License No. PE 42242

[Handwritten Signature]
7/24/18

SWORN AND SUBSCRIBED before me by Roop Khirsukhani, being personally known to me () or having produced as identification, and who being fully sworn and cautioned, states that the foregoing is true and correct to the best of his/her knowledge and belief.

Signature of Notary: Benjamin Delval Notary Name: Benjamin Delval Seal/Signature/Date: [Signature]
Notary Public: NOTARY PUBLIC STAMP BELOW My Commission Expires: _____ date



BENJAMIN ALAIN DELVAL
Commission # GG 186663
Expires December 10, 2021
Bonded Thru Budget Notary Services



City of Miami
BUILDING DEPARTMENT



DOCUMENT VERIFIED

By WVW
Date 8/23/18

Form B
Private Provider
PLAN COMPLIANCE AFFIDAVIT

Florida Statutes 553.791(6) Rev. 10-01-2014

Project Name / Address: Best Western/ 1265 SW 22 Street

Plan number: BD15-009792-001 Folio number: 01-4139-007-3350

Revision Shop Drawing Master permit number: _____

Private Provider Firm: MTCI Private Provider Services Submittal number: BW001.060118

Address: 97 NE 15th Street Homestead, Florida

Telephone: (305) 246-0696 Fax: (305) 242-3716 Email: mtc@mtcinspectors.com

I HEREBY CERTIFY that to the best of my knowledge and belief, the structural permit documents submitted for the above-referenced project were reviewed according to, and are in compliance with, the Florida Building Code and all amendments thereto, by Tahir Iqbal, FL. PE#48061 of Pistorino & Alam, Inc. as Peer Reviewer and myself as Private Provider for the assurance of complete structural documents with the provisions of all applicable laws and technical codes. I am duly authorized to perform plans review pursuant to Section 553.791, Florida Statutes, and hold the appropriate license or certificate:

Private Provider: Roop Khirsukhani

Florida License No. PE 42242

[Handwritten Signature]
7/12/18

Seal/Signature/Date

Name of person reviewing the plans (Administrator): Roop Khirsukhani

Florida License/Registration/Certification numbers: PE 42242

Discipline and Plan Sheets covered by this affidavit: Structural-Master See Page 2

Signature of reviewer as administrator: *[Handwritten Signature]* Date: 7/16/18

SWORN AND SUBSCRIBED before me by Roop Khirsukhani, being personally known to me () or having produced as identification _____, and who being fully sworn and cautioned, states that the foregoing is true and correct to the best of his/her knowledge and belief.

Signature of Notary

[Handwritten Signature]
Melissa Cano
Print Name

07/16/18
Date

Notary Public: NOTARY PUBLIC STAMP BELOW

My Commission Expires: _____





Best Western

Plan number: _____

| | | | |
|----|---------|---------|----------|
| 1 | S-0.0 | Rev Δ 7 | 05-12-17 |
| 2 | S-0.1 | - | 05-29-15 |
| 3 | S-0.2 | Rev Δ 4 | 08-30-16 |
| 4 | S-0.3 | Rev Δ 3 | 02-09-16 |
| 5 | S-0.4 | Rev Δ 6 | 11-14-16 |
| 6 | S-1.00 | Rev Δ 7 | 05-12-17 |
| 7 | S-1.01A | - | 05-29-15 |
| 8 | S-1.01B | - | 05-29-15 |
| 9 | S-1.02A | - | 05-29-15 |
| 10 | S-1.02B | - | 05-29-15 |
| 11 | S-1.03A | - | 05-29-15 |
| 12 | S-1.03B | - | 05-29-15 |
| 13 | S-1.04 | - | 05-29-15 |
| 14 | S-1.05 | - | 05-29-15 |
| 15 | S-1.06 | - | 05-29-15 |
| 16 | S-1.07 | - | 05-29-15 |
| 17 | S-1.08 | - | 05-29-15 |
| 18 | S-2.0 | Rev Δ 6 | 11-14-16 |
| 19 | S-3.0 | Rev Δ 3 | 02-09-15 |
| 20 | S-4.0 | Rev Δ 6 | 11-14-16 |
| 21 | S-4.1 | Rev Δ 6 | 11-14-16 |
| 22 | S-5.0 | - | 05-29-15 |
| 23 | S-5.1 | Rev Δ 2 | 09-30-15 |
| 24 | S-6.0 | - | 05-29-15 |
| 25 | S-6.1 | - | 05-29-15 |
| 26 | S-6.2 | - | 05-29-15 |
| 27 | S-6.3 | - | 05-29-15 |
| 28 | | | |
| 29 | | | |
| 30 | | | |
| 31 | | | |
| 32 | | | |

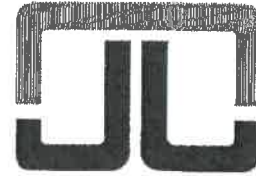
Private Provider: Roop Khirsukhani
 Florida License No. PE 42242

[Handwritten Signature]
 7/16/18

SWORN AND SUBSCRIBED before me by Roop Khirsukhani, being personally known to me () or having produced as identification, and who being fully sworn and cautioned, states that the foregoing is true and correct to the best of his/her knowledge and belief.

Signature of Notary *[Handwritten Signature]* Seal/Signature/Date
 Notary Public Melissa Cano Print Name 07/16/18 Date
 My Commission Expires: _____





September 10th, 2021

Mr. Maurice L. Pons
Building Official
City of Miami Building Department
444 SW 2nd Ave, 4th Floor
Miami, Florida, 33130

REF: Corrosion assessment for existing column dowels at Best Western ViB
BD-15-009792001 B001.
1265 SW 22nd Street
Miami, FL

Dear Mr. Pons.

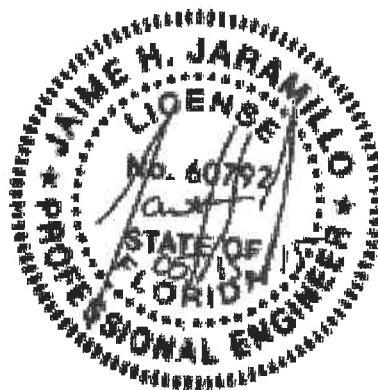
The present letter is to inform that we have reviewed the field measurement of the existing column dowels that have been exposed to corrosion in the project mentioned above (see report by NV5). As of today, based on the report, the existing reinforcing complies with the specified reinforcing for those columns.

The corrosion of the reinforcing would have to be removed before they proceed to form and pour those columns. We recommend that if the rebar would be exposed to corrosion for longer period, those bars be cleaned of corrosion and epoxy coated to protect them from further corrosion. The rebar would have to be evaluated again before the columns are formed and poured.

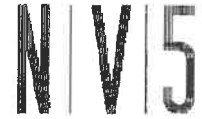
Please do not hesitate to contact me if you have any comments or concerns.

Sincerely;

Jaime H. Jaramillo P.E.
B&J Consulting Engineers



Digitally signed
by Jaime H
Jaramillo
Date:
2021.09.10
10:15:55 -04'00'



September 10, 2021

Mr. Vincenzo Alaimo
Delia Hospitality, LLC.
7925 NW 12th Street, Suite 401
Doral, Florida 33126

Re: Report for Reinforcing Steel Measurement of Ground Floor Columns
Proposed Best Western VIB
1265 SW 22nd Street
Miami, Florida
NV5 Project No. 15212

Dear Mr. Echezarreta:

We are pleased to submit this letter report in fulfillment of our scope of services described in our Proposal No. 21-0827 dated September 9, 2021. Work was accepted by agreement to our Professional Services Agreement. This letter summarizes reinforcing steel diameter measurements collected from the ground floor columns at the project.

PROJECT INFORMATION

The project address is 1265 SW 22nd Street in Miami, Florida. It is bounded by SW 21st Terrace to the north, by SW 22nd Street to the south, and by single-level commercial developments to the east and west. According to a topographic and boundary survey prepared by Alvarez, Aiguesvives & Associates dated May 28, 2015, site dimensions are approximately 175 feet east-west by 210 feet north-south.

According to a set of architectural plans dated May 29, 2015 prepared by Frances Anillo Toledo, LLC (revision 7 dated 5/12/17), the proposed development will occupy the majority of the site minus setbacks, and will include townhomes, a parking garage, and a 10-level hotel with a 3-level podium. No basement areas are planned for the development and the ground floor slabs are expected to be close to the existing grade.

NV5 performed a geotechnical study for the proposed construction and latest report was titled *Revised Report of Subsurface Exploration and Geotechnical Engineering Study, Proposed Best Western VIB, 1265 SW 22nd Street, Miami, Florida, NV5 Project No. 15212, dated July 18, 2016.*

Subsequent to our study, we have been retained to perform construction material testing and observations during the foundation work. The project started construction in 2019 and nine (9) footings were poured in January 2020. NV5 inspected and tested the construction of these foundations. Since then, construction stopped and has recently resumed. We understand the City of Miami has requested the exposed reinforcement from the footings poured in 2020 be evaluated by the EOR.

This report provides observations regarding the quantity of reinforcing steel at each one of the columns poured in 2020 as well as diameter measurements of select bars of these columns.

SITE OBSERVATIONS AND MEASUREMENTS

On September 9, 2021, an NV5 inspector visited the site to observe the quantity of reinforcing steel of select columns at the site. These columns correspond to footings identified in the drawings as 40 through 43 and 45 through 49, which were poured in January 2020. During this visit, the inspector also removed any surface corrosion from two (2) bars at depths of 2 and 4 feet from grade prior to measuring the reinforcing steel diameter at these locations. The reinforcing steel bars were selected randomly. Two measurements were collected at each location, for a total of four (4) readings per bar. Photographs of our observations and measurements are included in Appendix A.

The table below provides a summary of all the data collected during our site visit.

| FOOTING NO. | QUANTITY & SIZE OF BARS FROM DRAWINGS | FIELD OBSERVATIONS AND MEASUREMENTS | | | |
|-------------|---------------------------------------|-------------------------------------|-----------------------------------|-----------------------|-------------|
| | | QUANTITY OF BARS INSTALLED | READING HEIGHT FROM GROUND (feet) | BAR DIAMETER (inches) | |
| | | | | 1st Reading | 2nd Reading |
| 40 | 10 #8 | 10 | 1 | 0.948 | 0.950 |
| | | | 3 | 0.944 | 0.938 |
| 41 | 10 #8 | 10 | 2 | 0.947 | 0.963 |
| | | | 4 | 0.953 | 0.985 |
| 42 | 10 #8 | 10 | 2 | 0.944 | 0.941 |
| | | | 4 | 0.922 | 0.953 |
| 43 | 10 #8 | 10 | 2 | 0.938 | 0.952 |
| | | | 4 | 0.962 | 0.979 |
| 45 | 12 #8 | 12 | 2 | 0.975 | 0.964 |
| | | | 4 | 0.959 | 0.950 |
| 46 | 12 #8 | 12 | 2 | 0.941 | 0.953 |
| | | | 4 | 0.966 | 0.949 |
| 47 | 12 #7 | 12 | 2 | 0.868 | 0.839 |
| | | | 4 | 0.836 | 0.842 |
| 48 | 12 #7 | 12 | 1 | 0.833 | 0.832 |
| | | | 3 | 0.830 | 0.838 |
| 49 | 12 #8 | 12 | 2 | 0.945 | 0.976 |
| | | | 4 | 0.947 | 0.940 |

The tests were performed in general accordance with the procedures described above. A criterion for review of the test results was not provided. The structural engineer should review the data presented herein and issue a final determination regarding the structural integrity of the steel and compliance with the project design.

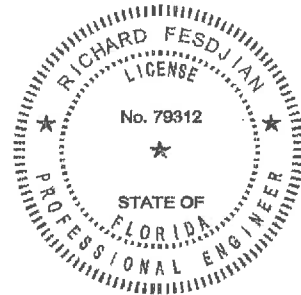


CLOSURE

We trust this letter provides the information required at this time. If you have questions about information contained in this report please do not hesitate to contact the writer at 305.901-1921.

Sincerely,
NV5, Inc.

Richard Fesdjian, P.E.
Senior Project Manager
Florida License No. 79312



This document has been digitally signed and sealed by:
Richard Fesdjian richard.fesdjian@nv5.com
2021.09.10 09:31:05-0400
Printed copies of this document are not considered signed and sealed, and the signature must be verified on any electronic copies

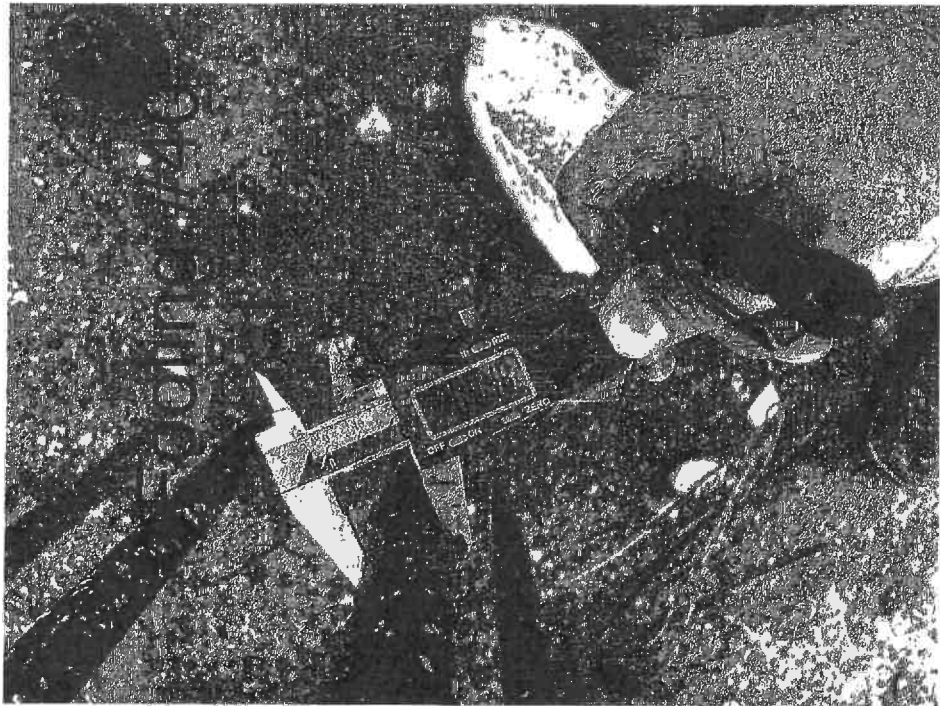
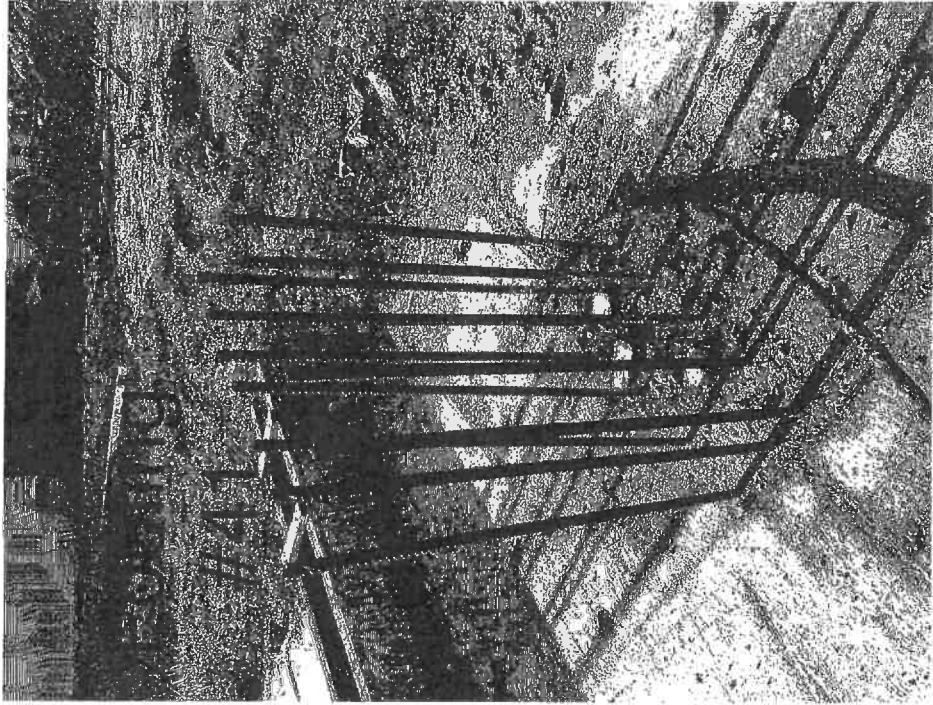
- Attachments: Appendix A – Photographs of Ground Floor Column Reinforcing Steel Measurements
- Distribution: Copy to Addressee via E-mail
Copy to NV5 Project File

F:\DOC\NV5 Reports\15212_Best Western VIB rebar diameter measurements_1265 SW 22nd Street Miami_Alaimo Construction_09-10-2021.docx

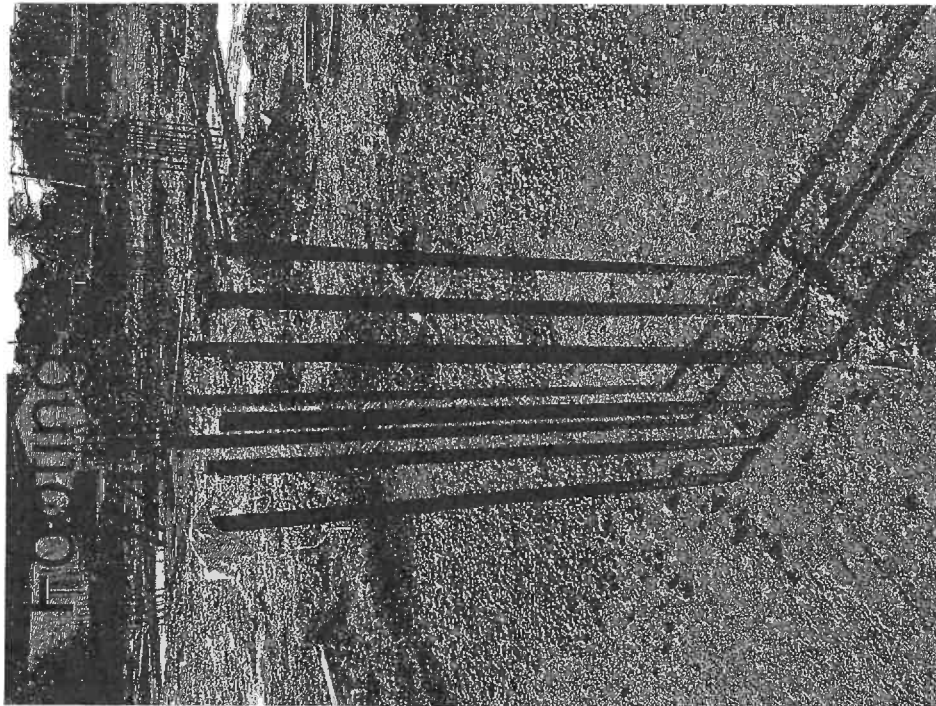
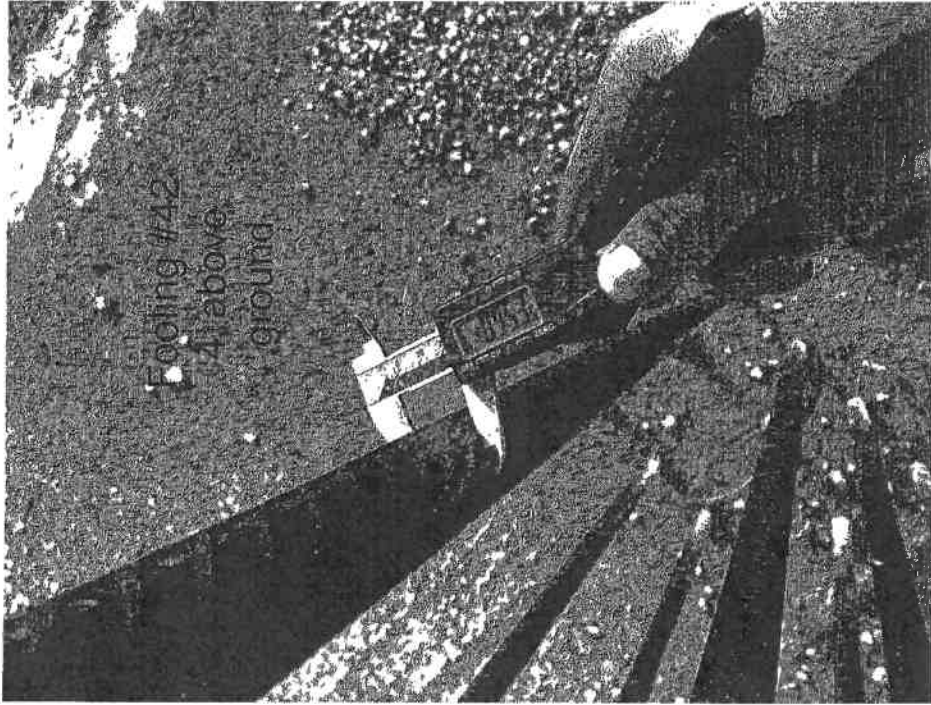


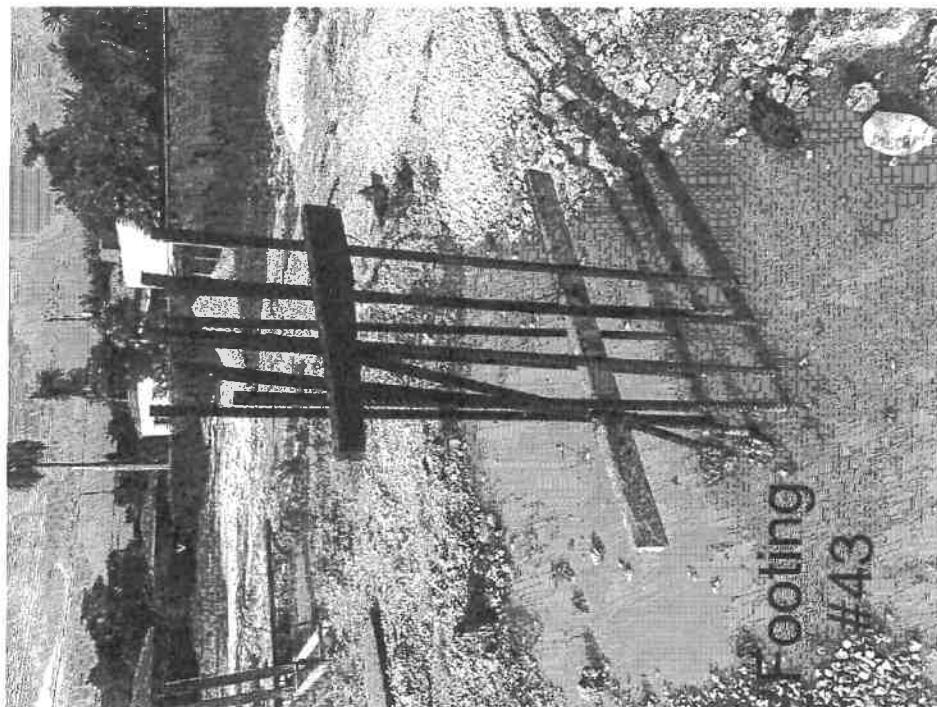
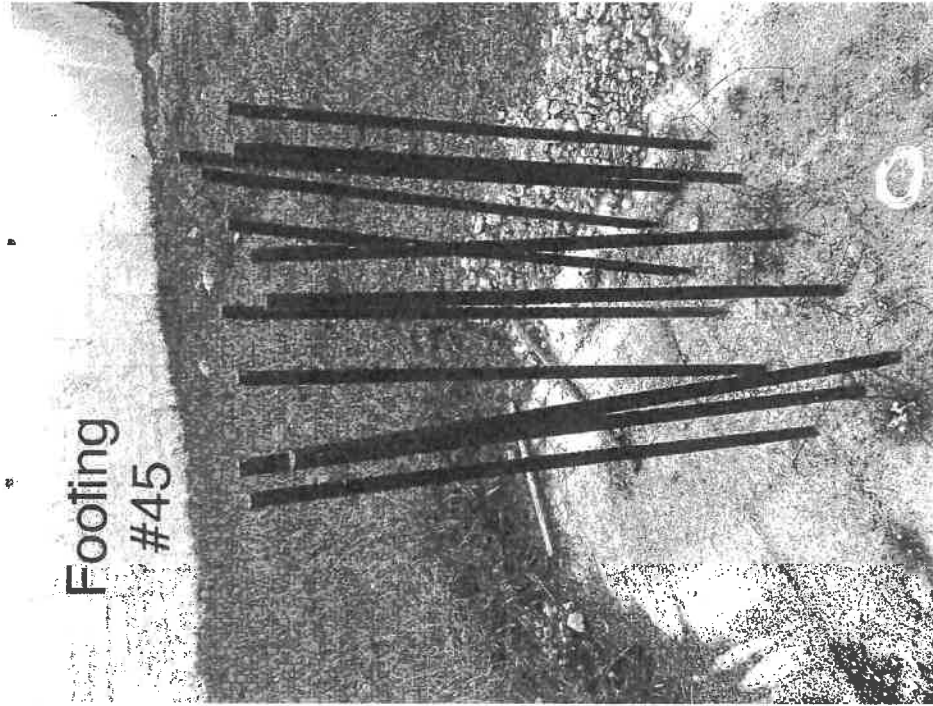
APPENDIX A

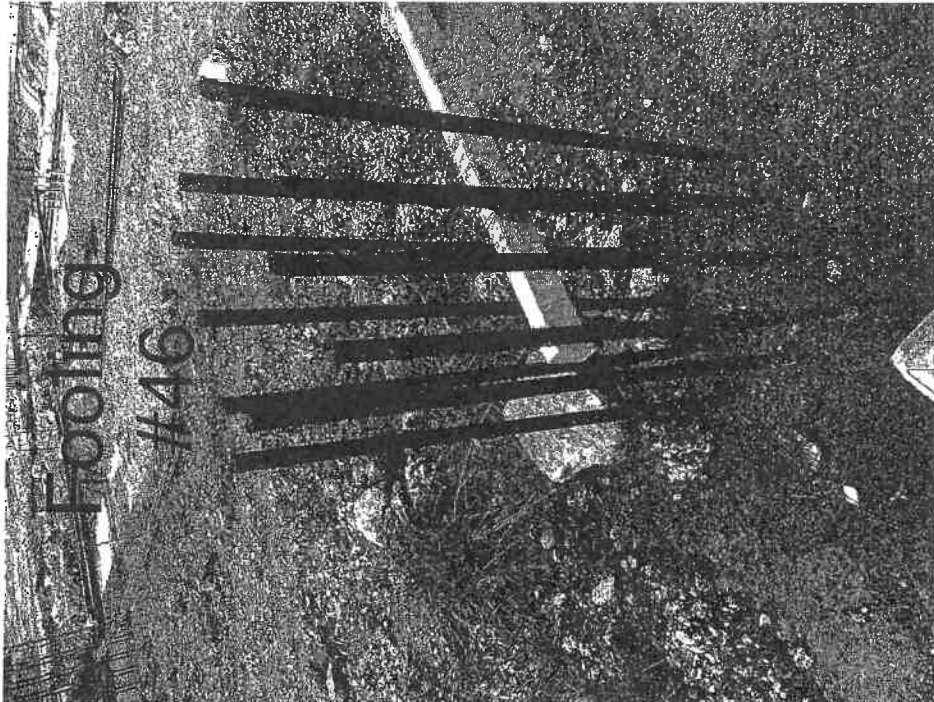
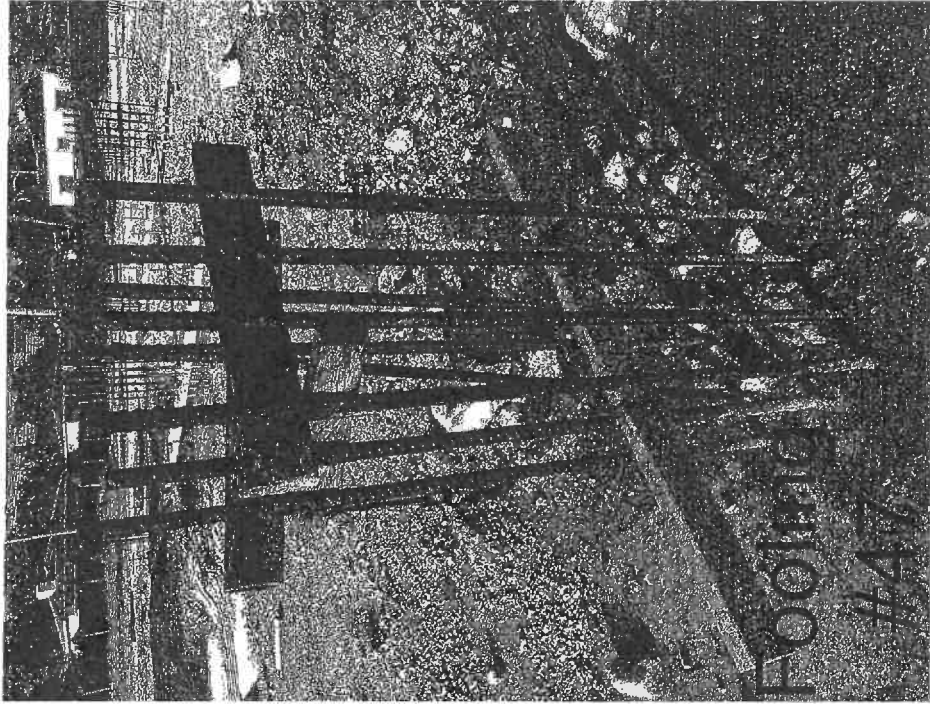
PHOTOGRAPHS OF GROUND FLOOR COLUMN REINFORCING STEEL
MEASUREMENTS

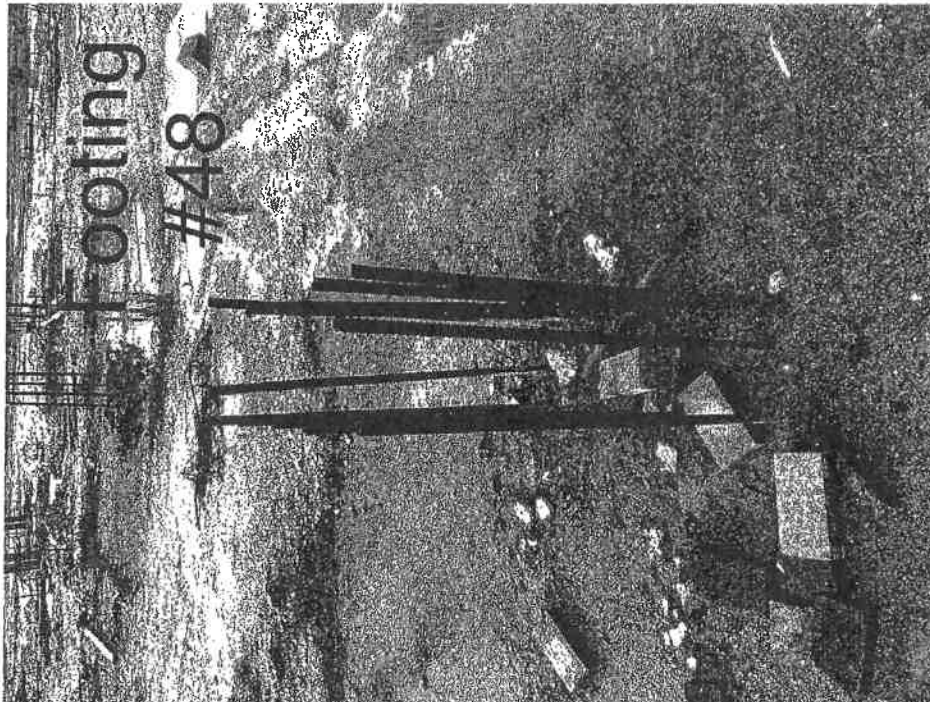
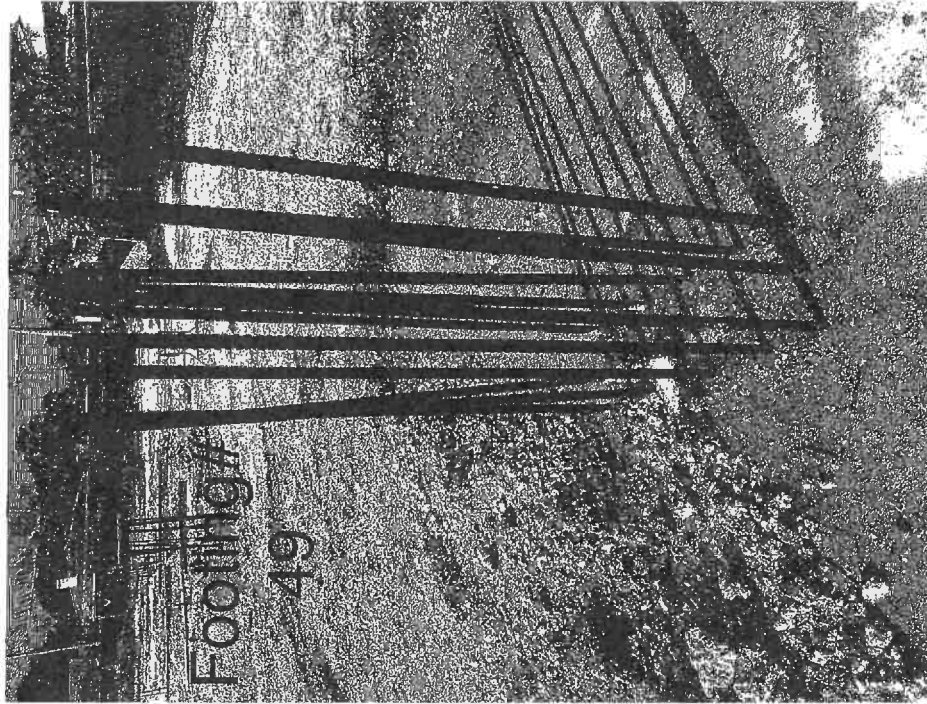


Attachment034









Portal Violations Letters Hearings Lot Clearing Comments
 Initiation Activities Images To Do List Liens Move Case Contacts **Current Page**
 Case Initiation

Property Information

Address Owner
 Zone Owner Address
 Folio Net ID

Registered Lot Registered

Case Information

| Case Number | Status | Where on Property? | |
|--------------|--------|---|--|
| CE2019013117 | Closed | Property is secured. Violation closed | <input type="button" value="New Case"/> |
| CE2019012915 | Closed | | <input type="button" value="Save"/> |
| CE2018016271 | Closed | | <input type="button" value="Add Requestor"/> |
| CE2017009695 | Closed | | <input type="button" value="Move To Legal Folio"/> |
| CE2018019858 | Closed | | |
| SW2016007175 | Closed | | |
| SW2013000062 | Closed | | |
| CE2012019180 | Closed | | |
| CE2012016011 | Closed | | |
| CE2012016010 | Closed | | |
| CE2012015634 | Closed | | |
| CE2012012670 | Closed | Fence left open. Failure to secure property | |

Case Address Right of Way?
 Description Repeat Offense?

311 Tracking
 Division
 Process
 Source
 Request Type
 Complaint Type
 Priority
 Inspector
 Override the Geo Inspector assignment

Received In Compliance
 Service Date Closed Date
 First Inspection Daily Per Diem
 Last Completed Activity

Refer To
 Entered by gtroutman on Aug 19, 2019.

Violations

Search By:

Number Equal to:

Street Name Is exactly:

Street type (AC, AV, AVR, BLVD, BLWY, CIR, CSWY, CT, CTRD, DR, HWY, LA, LN, PKWY, PL, PLZ, RD, ST, STRD, TER, TRL, WAY, WY) Is exactly:



[1265, 22, ST, 1265 NW 22 ST, 1265 NW 22 ST](#)

[1265, 22, ST, 1265 SW 22 ST, 1265 SW 22 ST](#)

[Portal](#) [Violations](#) [Letters](#) [Hearings](#) [Lot Clearing](#) [Comments](#)
[Initiation](#) [Activities](#) [Images](#) [To Do List](#) [Liens](#) [Move Case](#) [Contacts](#) **Current Page**
 Case Initiation

Property Information

Address: 1265 SW 22 ST
 Zone: 34
 Folio: 0141390073350
 Registered Lot Registered

Owner: DELIA HOSPITALITY LLC
 Owner Address: 1265 SW 22 ST
 Net ID: LITTLE HAVANA

Case Information

| Case Number | Status | Where on Property? | |
|--------------|--------|--------------------|---|
| CE2019017510 | Closed | | <input type="button" value="New Case"/> <input type="button" value="Save"/> |
| CE2019016073 | Closed | OVER GROWN LOT | <input type="button" value="Add Requestor"/> |
| CE2019013117 | Closed | | <input type="button" value="Move To Legal Folio"/> |
| CE2019012915 | Closed | | |
| CE2018016271 | Closed | | |
| CE2017009695 | Closed | | |
| CE2016019858 | Closed | | |
| SW2016007175 | Closed | | |
| SW2013000062 | Closed | | |
| CE2012019180 | Closed | | |
| CE2012016011 | Closed | | |
| CE2012016010 | Closed | | |
| CE2012015634 | Closed | | |

Case Address: 1265 SW 22 ST
 Description:
 Right of Way?
 Repeat Offence?
 Submit Query

311 Tracking:
 Division: Code Enforcement
 Process: Code Enforcement NOV
 Source: Employee
 Request Type: Case
 Complaint Type: Overgrown Lot
 Priority: 1
 Inspector: Lazaro Perez
 Override the Geo Inspector assignment

Received: Sep 11, 2019
 Service Date: Sep 11, 2019
 First Inspection: Sep 11, 2019
 In Compliance: Oct 21, 2019
 Closed Date: Oct 21, 2019
 Daily Per Diem:
 Last Completed Activity: Sep 13, 2019

Refer To: Submit Query
 Entered by LPerez on Sep 11, 2019.

Violations
 2160 - Failure to maintain lot in a safe, clean condition, not allowing accumulation of debris, trash or dense growth
 2266 - Failure to maintain landscape
 2114 - Removal of required landscape or failure to maintain required landscape.

Search By: Case Street Number Name Type

Number Equal to:

Street Name Is exactly:

Street type (AC, AV, AVR, BLVD, BLWY, CIR, CSWY, CT, CTRD, DR, HWY, LA, LN, PKWY, PL, PLZ, RD, ST, STRD, TER, TRL, WAY, WY) Is exactly:



[1265, 22, ST, 1265 NW 22 ST, 1265 NW 22 ST](#)
[1265, 22, ST, 1265 SW 22 ST, 1265 SW 22 ST](#)

[Portal](#) [Violations](#) [Letters](#) [Hearings](#) [Lot Clearing](#) [Comments](#) [Initiation](#) [Activities](#) [Images](#) [To Do List](#) [Liens](#) [Move Case](#) [Contacts](#) **Current Page**
 Case Initiation

Property Information

Address: 1265 SW 22 ST
 Zone: 34
 Folio: 0141390073350
 Registered Lot Registered

Owner: DELIA HOSPITALITY LLC
 Owner Address: 1265 SW 22 ST
 Net ID: LITTLE HAVANA

Case Information

| Case Number | Status | Where on Property? |
|--------------|--------|---|
| CE2019017610 | Closed | USING ENTRANCE 21 TER/ Case Address 1265 SW 22 ST Description Submit Query |
| CE2019016073 | Closed | |
| CE2019013117 | Closed | |
| CE2019012915 | Closed | |
| CE2018016271 | Closed | |
| CE2017009695 | Closed | |
| CE2016019858 | Closed | |
| SW2016007175 | Closed | |
| SW2013000062 | Closed | |
| CE2012019180 | Closed | |
| CE2012016011 | Closed | |
| CE2012016010 | Closed | |

Buttons: New Case, Save, Add Requestor, Move To Legal Folio

311 Tracking:
 Division: Code Enforcement
 Process: Code Enforcement Ticket
 Source: Employee
 Request Type: Case
 Complaint Type: Saturday inspection
 Priority: 1
 Inspector: Lazaro Perez
 Received: Dec 23, 2019
 Service Date: Dec 23, 2019
 First Inspection: Dec 23, 2019
 In Compliance: Jan 10, 2020
 Closed Date: Jan 10, 2020
 Daily Per Diem:
 Last Completed Activity: Dec 23, 2019
 Refer To: Submit Query
 Entered by LPerez on Dec 23, 2019.

Violations
 2185 - Illegal use of residentially zone private and/or violation of Miami 21 section 3.9.3.

Search By: Case Street Number Name Type

Number Equal to:

Street Name Is exactly:

Street type (AC, AV, AVR, BLVD, BLWY, CIR, CSWY, CT, CTRD, DR, HWY, LA, LN, PKWY, PL, PLZ, RD, ST, STRD, TER, TRL, WAY, WY) Is exactly:



[1265, 22, ST, 1265 NW 22 ST, 1265 NW 22 ST](#)
[1265, 22, ST, 1265 SW 22 ST, 1265 SW 22 ST](#)

[Portal](#) [Violations](#) [Letters](#) [Hearings](#) [Lot Clearing](#) [Comments](#) [Current Page](#)
[Initiation](#) [Activities](#) [Images](#) [To Do List](#) [Liens](#) [Move Case](#) [Contacts](#) [Case Initiation](#)

Property Information

Address: 1265 SW 22 ST
 Zone: 34
 Folio: 0141390073350
 Registered Lot Registered

Owner: DELIA HOSPITALITY LLC
 Owner Address: 1265 SW 22 ST
 Net ID: LITTLE HAVANA

Case Information

| Case Number | Status | Where on Property? | |
|--------------|--------|--------------------|---|
| CE2020001789 | Closed | | <input type="button" value="New Case"/> <input type="button" value="Save"/> |
| CE2019023949 | Closed | 21 ter | <input type="button" value="Add Requestor"/> |
| CE2019017610 | Closed | gate broke | <input type="button" value="Move To Legal Folio"/> |
| CE2019016073 | Closed | | |
| CE2019013117 | Closed | | |
| CE2019012915 | Closed | | |
| CE2018016271 | Closed | | |
| CE2017009695 | Closed | | |
| CE2016019858 | Closed | | |
| SW2016007175 | Closed | | |
| SW2013000062 | Closed | | |
| CE2012019180 | Closed | | |
| CE2012016011 | Closed | | |

Case Address: 1265 SW 22 ST
 Description: 1265 SW 22 ST
 Right of Way?
 Repeat Offense?

311 Tracking:
 Division: Code Enforcement
 Process: Code Enforcement NOV
 Source: Citizen
 Request Type: Case
 Complaint Type: Quality of Life Inspection
 Priority: 1
 Inspector: Lazaro Perez
 Overrride the Geo Inspector assignment

Received: Jan 23, 2020
 Service Date: Jan 23, 2020
 First Inspection: Jan 23, 2020
 In Compliance: Jan 31, 2020
 Closed Date: Jan 31, 2020
 Daily Per Diem:
 Last Completed Activity: Jan 23, 2020

Refer To:
 Entered by LPerez on Jan 23, 2020.

Violations: 2171 - Failure to maintain exterior of commercial or residential property

Search By:

Number Equal to:

Street Name is exactly:

Street type (AC, AV, AVR, BLVD, BLWY, CIR, CSWY, CT, CTRD, DR, HWY, LA, LN, PKWY, PL, PLZ, RD, ST, STRD, TER, TRL, WAY, WY) is exactly:



[1265, 22, ST, 1265 NW 22 ST, 1265 NW 22 ST](#)
[1265, 22, ST, 1265 SW 22 ST, 1265 SW 22 ST](#)

Portal Violations Letters Hearings Lot Clearing Comments
 Initiation Activities Images To Do List Liens Move Case Contacts **Current Page**
 Case Initiation

Property Information

Address Owner
 Zone Owner Address
 Folio Net ID
 Registered Lot Registered

Case Information

| Case Number | Status | Where on Property? | |
|--------------|--------|---------------------------------|---|
| CE202005130 | Open | | <input type="button" value="New Case"/> <input type="button" value="Save"/> |
| CE2020001789 | Closed | no NO PERMIT FOR FENCE ON 21 TE | <input type="button" value="Add Requestor"/> |
| CE2019023949 | Closed | | <input type="button" value="Move To Legal Folio"/> |
| CE2019017610 | Closed | | |
| CE2019016073 | Closed | | |
| CE2019013117 | Closed | | |
| CE2019012915 | Closed | | |
| CE2018016271 | Closed | | |
| CE2017009695 | Closed | | |
| CE2016019858 | Closed | | |
| SW2016007175 | Closed | | |
| SW2013000062 | Closed | | |
| CE2012019180 | Closed | | |

Case Address Right of Way?
 Description Repeat Offence?
 Submit Query

311 Tracking
 Division
 Process
 Source
 Request Type
 Complaint Type
 Priority
 Inspector
 Override the Geo Inspector assignment

Received In Compliance
 Service Date Closed Date
 First Inspection Daily Per Diem
 Last Completed Activity

Refer To
 Entered by LPerez on Mar 04, 2020.

Violations
 2104 - Work performed without a permit and/or permit not finalized
 2284 - Failure to obtain a Temporary Use Permit or Temporary Occupancy Permit.

Search By:

Number Equal to:

Street Name is exactly:

Street type (AC, AV, AVR, BLVD, BLWY, CIR, CSWY, CT, CTRD, DR, HWY, LA, LN, PKWY, PL, PLZ, RD, ST, STRD, TER, TRL, WAY, WY) is exactly:



[1265, 22, ST, 1265 NW 22 ST, 1265 NW 22 ST](#)

[1265, 22, ST, 1265 SW 22 ST, 1265 SW 22 ST](#)

[Portal](#) [Violations](#) [Letters](#) [Hearings](#) [Lot Clearing](#) [Comments](#) [Current Page](#)
[Initiation](#) [Activities](#) [Images](#) [To Do List](#) [Liens](#) [Move Case](#) [Contacts](#) [Case Initiation](#)

Property Information

Address: 1265 SW 22 ST
 Zone: 34
 Folio: 0141390073350
 Registered Lot Registered

Owner: DELIA HOSPITALITY LLC
 Owner Address: 1265 SW 22 ST
 Net ID: LITTLE HAVANA

Case Information

| Case Number | Status | Where on Property? | |
|--------------|--------|--------------------|--|
| CE2020005130 | Open | | <input type="button" value="New Case"/> |
| CE2020001789 | Closed | | <input type="button" value="Save"/> |
| CE2019023949 | Closed | | <input type="button" value="Add Requestor"/> |
| CE2019017610 | Closed | | <input type="button" value="Move To Legal Folio"/> |
| CE2019016073 | Closed | | |
| CE2019013117 | Closed | | |
| CE2019012915 | Closed | | |
| CE2018016271 | Closed | | |
| CE2017009695 | Closed | | |
| CE2016019858 | Closed | | |
| SW2016007175 | Closed | | |
| SW2013000062 | Closed | | |

Submit Query

Case Address: 1265 SW 22 ST
 Description: Overgrown lot/ swale , graffiti on fence screen, illegal dumping on property
 Right of Way?:
 Repeat Offense?:

311 Tracking

Division: Code Enforcement
 Process: Code Enforcement NOV
 Source: Employee
 Request Type: Case

Received: May 22, 2020
 Service Date: May 22, 2020
 First Inspection: May 22, 2020

In Compliance: Oct 05, 2020
 Closed Date: Oct 05, 2020
 Daily Per Diem:
 Last Completed Activity: Jun 10, 2020

Complaint Type: Overgrown Lot
 Priority: 1
 Inspector: Josseline Castillo

Refer To: Submit Query
 Refer

Override the Geo Inspector assignment
 Entered by JoCastillo on May 22, 2020.

Violations

2187 - Failure to maintain lot in a safe, clean condition; not allowing accumulation of debris, trash or dense growth
 4444 - FAILURE TO MAINTAIN PUBLIC RIGHT OF WAY UP TO THE EDGE OF THE PAVEMENT OF ANY PUBLIC STREET
 2187 - Graffiti on property

Search By: Case Street Number Name Type

Number Equal to:

Street Name Is exactly:

Street type (AC, AV, AVR, BLVD, BLWY, CIR, CSWY, CT, CTRD, DR, HWY, LA, LN, PKWY, PL, PLZ, RD, ST, STRD, TER, TRL, WAY, WY) Is exactly:



[1265, 22, ST, 1265 NW 22 ST, , 1265 NW 22 ST](#)
[1265, 22, ST, 1265 SW 22 ST, , 1265 SW 22 ST](#)

Portal Violations Letters Hearings Lot Clearing Comments
 Initiation Activities Images To Do List Liens Move Case Contacts **Current Page**
 Case Initiation

Property Information

Address Owner
 Zone Owner Address
 Folio Net ID

Registered Lot Registered

Case Information

| Case Number | Status | Where on Property? | |
|--------------|--------|--------------------|--|
| CE2020009593 | Closed | | <input type="button" value="New Case"/> |
| CE2020005130 | Open | | <input type="button" value="Save"/> |
| CE2020001789 | Closed | Submit Query | <input type="button" value="Add Requestor"/> |
| CE2019023949 | Closed | | <input type="button" value="Move To Legal Folio"/> |
| CE2019017610 | Closed | | |
| CE2019016073 | Closed | | |
| CE2019013117 | Closed | | |
| CE2019012915 | Closed | | |
| CE2018018271 | Closed | | |
| CE2017009695 | Closed | | |
| CE2016019858 | Closed | | |
| SW2016007175 | Closed | | |

Case Address **Right of Way?**
Description **Repeat Offence?**

311 Tracking
Division
Process
Source
Request Type
Complaint Type
Priority
Inspector

Received **In Compliance**
Service Date **Closed Date**
First Inspection **Daily Per Diem**
Last Completed Activity

Refer To

Entered by JoCastillo on Nov 23, 2020.

Violations

- 2180 - Failure to maintain lot in a safe, clean condition, not allowing accumulation of debris, trash or dense growth
- 2171 - Failure to maintain exterior of commercial or residential property

Search By:

Number Equal to:

Street Name Is exactly:

Street type (AC, AV, AVR, BLVD, BLWY, CIR, CSWY, CT, CTRD, DR, HWY, LA, LN, PKWY, PL, PLZ, RD, ST, STRD, TER, TRL, WAY, WY) Is exactly:



- [1265, 22, ST, 1265 NW 22 ST, 1265 NW 22 ST](#)
- [1265, 22, ST, 1265 SW 22 ST, 1265 SW 22 ST](#)

Portal | Violations | Letters | Hearings | Lot Clearing | Comments
 Initiation | Activities | Images | To Do List | Liens | Move Case | Contacts | **Current Page**
 Case Initiation

Property Information

Address Owner
 Zone Owner Address
 Folio Net ID

Registered Lot Registered

Case Information

| Case Number | Status | Where on Property? |
|--------------|--------|--------------------|
| CE20200492 | Open | |
| CE2020020996 | Closed | |
| CE2020009593 | Closed | |
| CE2020005130 | Open | |
| CE2020001789 | Closed | |
| CE2019023949 | Closed | |
| CE2019017610 | Closed | |
| CE2019016073 | Closed | |
| CE2019013117 | Closed | |
| CE2019012915 | Closed | |
| CE2018016271 | Closed | |
| CE2017009895 | Closed | |
| CE2016019858 | Closed | |

Submit Query
 Case Address Right of Way?
 Description Repeat Offence?

311 Tracking
 Division
 Process
 Source
 Request Type
 Complaint Type
 Priority
 Inspector

Received In Compliance
 Service Date Closed Date
 First Inspection Daily Per Diem
 Last Completed Activity

Refer To
 Entered by JoCastillo on Mar 01, 2021.

Override the Geo Inspector assignment

Violations
 2180 - Failure to maintain lot in a safe, clean condition; not allowing accumulation of debris, trash or dense growth
 2171 - Failure to maintain exterior of commercial or residential property
 2187 - Graffiti on property

Search By:

Number Equal to:

Street Name Is exactly:

Street type (AC, AV, AVR, BLVD, BLWY, CIR, CSWY, CT, CTRD, DR, HWY, LA, LN, PKWY, PL, PLZ, RD, ST, STRD, TER, TRL, WAY, WY) Is exactly:



[Portal](#) [Violations](#) [Letters](#) [Hearings](#) [Lot Clearing](#) [Comments](#) [Initiation](#) [Activities](#) [Images](#) [To Do List](#) [Liens](#) [Move Case](#) [Contacts](#) **Current Page**
[Case Initiation](#)

Property Information

Address: 1265 SW 22 ST
 Zone: 34
 Folio: 0141390073350
 Registered: Lot Registered:

Owner: DELIA HOSPITALITY LLC
 Owner Address: 1265 SW 22 ST
 Net ID: LITTLE HAVANA

Case Information

| Case Number | Status | Where on Property? | |
|--------------|--------|--------------------|--|
| CE202101293 | Closed | | |
| CE2021004021 | Open | | |
| CE2020020996 | Closed | | |
| CE2020009593 | Closed | | |
| CE2020005130 | Open | | |
| CE2020001789 | Closed | | |
| CE2019023949 | Closed | | |
| CE2019017610 | Closed | | |
| CE2019016073 | Closed | | |
| CE2019013117 | Closed | | |
| CE2019012915 | Closed | | |
| CE2018016271 | Closed | | |
| CE2017009695 | Closed | | |

Submit Query
 Case Address: 1265 SW 22 ST
 Description: Is there trash on the lot?: NO
 Swale is Overgrown (Y/N): No
 Overgrown complaint is for Right of Way (Y/N): No

311 Tracking: 21-10282872
 Division: Code Enforcement
 Process:
 Source: 311 system
 Request Type: Service Request
 Complaint Type: Overgrown Lot
 Priority: 1
 Inspector: Josseline Castillo
 Received: Jul 02, 2021
 Service Date:
 First Inspection: Jul 06, 2021
 In Compliance:
 Closed Date: Jul 06, 2021
 Daily Per Diem:
 Last Completed Activity: Jul 06, 2021

Refer To:
 Entered by 311CSR on Jul 02, 2021.

Violations:

Search By: Case Street Number Name Type

Number Equal to:

Street Name Is exactly:

Street type (AC, AV, AVR, BLVD, BLWY, CIR, CSWY, CT, CTRD, DR, HWY, LA, LN, PKWY, PL, PLZ, RD, ST, STRD, TER, TRL, WAY, WY) Is exactly:



1265, 22, ST, 1265 NW 22 ST, 1265 NW 22 ST
 1265, 22, ST, 1265 SW 22 ST, 1265 SW 22 ST

Portal Violations Letters Hearings Lot Clearing Comments
 Initiation Activities Images To Do List Liens Move Case Contacts **Current Page**
 Case Initiation

Property Information

Address Owner
 Zone Owner Address
 Folio Net ID

Registered Lot Registered

Case Information

| Case Number | Status | Where on Property? | |
|--------------|--------|--------------------|--|
| CE2021012931 | Closed | | <input type="button" value="New Case"/> |
| CE2021004021 | Open | | <input type="button" value="Save"/> |
| CE2020020996 | Closed | On site. | <input type="button" value="Add Requestor"/> |
| CE2020009593 | Closed | | <input type="button" value="Move To Legal Folio"/> |
| CE2020005130 | Open | | |
| CE2020001789 | Closed | | |
| CE2019023949 | Closed | | |
| CE2019017610 | Closed | | |
| CE2019016073 | Closed | | |
| CE2019013117 | Closed | | |
| CE2019012915 | Closed | | |
| CE2018016271 | Closed | | |

Case Address Right of Way?
 Description Repeat Offence?
 311 Tracking
 Division
 Process
 Source
 Request Type
 Complaint Type
 Priority
 Inspector
 Override the Geo Inspector assignment

Received In Compliance
 Service Date Closed Date
 First Inspection Daily Per Diem
 Last Completed Activity

Refer To
 Entered by RCesar on Aug 25, 2021.

Violations

Search By:

Number Equal to:

Street Name is exactly:

Street type (AC, AV, AVR, BLVD, BLWY, CIR, CSWY, CT, CTRD, DR, HWY, LA, LN, PKWY, PL, PLZ, RD, ST, STRD, TER, TRL, WAY, WY) is exactly:



[1265, 22, ST, 1265 NW 22 ST, 1265 NW 22 ST](#)
[1265, 22, ST, 1265 SW 22 ST, 1265 SW 22 ST](#)

Portal Violations Letters Hearings Lot Clearing Comments **Current Page**
 Initiation Activities Images To Do List Liens Move Case Contacts Case Initiation

Property Information

Address Owner
 Zone Owner Address
 Folio Net ID

Registered Lot Registered

Case Information

| Case Number | Status | Where on Property? | |
|--------------|--------|--------------------|---|
| CE2021017255 | Closed | | <input type="button" value="New Case"/> <input type="button" value="Save"/> |
| CE2021017118 | Closed | After-Hours detail | <input type="button" value="Add Requestor"/> |
| CE2021012931 | Closed | | <input type="button" value="Move To Legal Folio"/> |
| CE2021004021 | Open | | |
| CE2020020986 | Closed | | |
| CE2020009593 | Closed | | |
| CE2020005130 | Open | | |
| CE2020001789 | Closed | | |
| CE2019023949 | Closed | | |
| CE2019017610 | Closed | | |
| CE2019016073 | Closed | | |
| CE2019013117 | Closed | | |
| CE2019012915 | Closed | | |

Case Address **Right of Way?**
Description **Repeat Offense?**

311 Tracking
Division **Received** **In Compliance**
Process **Service Date** **Closed Date**
Source **First Inspection** **Daily Per Diem**
Request Type **Last Completed Activity**

Complaint Type
Priority
Inspector **Refer To**
 Override the Geo Inspector assignment Entered by JaMignott on Aug 28, 2021.

Violations

Search By:

Number Equal to:

Street Name Is exactly:

Street type (AC, AV, AVR, BLVD, BLWY, CIR, CSWY, CT, CTRD, DR, HWY, LA, LN, PKWY, PL, PLZ, RD, ST, STRD, TER, TRL, WAY, WY) Is exactly:



[1265, 22, ST, 1265 NW 22 ST, 1265 NW 22 ST](#)
[1265, 22, ST, 1265 SW 22 ST, 1265 SW 22 ST](#)

[Portal](#) [Violations](#) [Letters](#) [Hearings](#) [Lot Clearing](#) [Comments](#) [Current Page](#)
[Initiation](#) [Activities](#) [Images](#) [To Do List](#) [Liens](#) [Move Case](#) [Contacts](#) [Case Initiation](#)

Property Information

Address Owner
 Zone Owner Address
 Folio Net ID

Registered Lot Registered

Case Information

| Case Number | Status | Where on Property? |
|------------------------------|--------|--------------------|
| CE2021017518 | Closed | |
| CE2021017368 | Closed | |
| CE2021017118 | Closed | |
| CE2021012931 | Closed | |
| CE2021004021 | Open | |
| CE2020020996 | Closed | |
| CE2020009593 | Closed | |
| CE2020005130 | Open | |
| CE2020001789 | Closed | |
| CE2019023949 | Closed | |
| CE2019017610 | Closed | |
| CE2019016073 | Closed | |
| CE2019013117 | Closed | |

Submit Query
 Case Address Right of Way?
 Description Repeat Offence?

311 Tracking
 Division
 Process
 Source
 Request Type
 Complaint Type
 Priority
 Inspector

Received In Compliance
 Service Date Closed Date
 First Inspection Daily Per Diem
 Last Completed Activity

Refer To
 Entered by JoCastillo on Aug 31, 2021.

Violations

Search By:

Number Equal to:

Street Name Is exactly:

Street type (AC, AV, AVR, BLVD, BLWY, CIR, CSWY, CT, CTRD, DR, HWY, LA, LN, PKWY, PL, PLZ, RD, ST, STRD, TER, TRL, WAY, WY) Is exactly:



[1265, 22, ST, 1265 NW 22 ST, 1265 NW 22 ST](#)

[1265, 22, ST, 1265 SW 22 ST, 1265 SW 22 ST](#)

Portal Violations Letters Hearings Lot Clearing Comments
 Initiation Activities Images To Do List Liens Move Case Contacts **Current Page**
 Case Initiation

Property Information

Address Owner
 Zone Owner Address
 Folio Net ID
 Registered Lot Registered

Case Information

| Case Number | Status | Where on Property? | |
|--------------|--------|--------------------|---|
| CE2021022675 | Closed | | <input type="button" value="New Case"/> <input type="button" value="Save"/> |
| CE2021017515 | Closed | Submit Query | <input type="button" value="Add Requestor"/> |
| CE2021017368 | Closed | | <input type="button" value="Move To Legal Folio"/> |
| CE2021017118 | Closed | | |
| CE2021012931 | Closed | | |
| CE2021004021 | Open | | |
| CE2020020996 | Closed | | |
| CE2020009593 | Closed | | |
| CE2020005130 | Open | | |
| CE2020001789 | Closed | | |
| CE2019023849 | Closed | | |
| CE2019017610 | Closed | | |
| CE2019016073 | Closed | | |

Case Address Right of Way?
 Description Repeat Offence?

311 Tracking
 Division
 Process
 Source
 Request Type
 Complaint Type
 Priority
 Inspector
 Override the Geo Inspector assignment

Received In Compliance
 Service Date Closed Date
 First Inspection Daily Per Diem
 Last Completed Activity

Refer To
 Entered by JoCastillo on Nov 01, 2021.

Violations
 2180 - Failure to maintain lot in a safe, clean condition; not allowing accumulation of debris, trash or dense growth
 2187 - Graffiti on property

Search By:

Number Equal to:

Street Name Is exactly:

Street type (AC, AV, AVR, BLVD, BLWY, CIR, CSWY, CT, CTRD, DR, HWY, LA, LN, PKWY, PL, PLZ, RD, ST, STRD, TER, TRL, WAY, WY) Is exactly:



[1265, 22, ST, 1265 NW 22 ST, 1265 NW 22 ST](#)
[1265, 22, ST, 1265 SW 22 ST, 1265 SW 22 ST](#)

Portal [SI] Violations [SI] Letters [SI] Hearings [SI] Lot Clearing [SI] Comments [SI] Current Page
Initiation [SI] Activities [SI] Images [SI] To Do List [SI] Liens [SI] Move Case [SI] Contacts [SI] Case Initiation

Property Information

Address 1265 SW 22 ST Owner DELIA HOSPITALITY LLC
Zone 34 Owner Address 1265 SW 22 ST
Folio 0141390073350 Net ID LITTLE HAVANA
Registered [] Lot Registered []

Case Information

Case Number Status Where on Property? New Case Save
CE2019013117 Closed Submit Query Add Requestor
CE2019012915 Closed Move To Legal Folio
CE2018016271 Closed
CE2017009695 Closed
CE2016019858 Closed
SW2016007175 Closed
SW2013000062 Closed
CE2012019180 Closed Case Address 1265 SW 22 ST Right of Way?
CE2012016011 Closed Description Repeat Offence?
CE2012016010 Closed
CE2012015634 Closed
CE2012012670 Closed
CE2011010510 Closed
311 Tracking 19-10251174 What is causing the noise?: construction work
Please provide noise violation location: Vacant lot (1265 SW 22ND ST)
What time did the noise violation occur?: 6:00 AM
Division Code Enforcement Received Jul 08, 2019 In Compliance
Process Service Request Service Date Closed Date Jul 10, 2019
Source 311 system First Inspection Jul 10, 2019 Daily Per Diem
Request Type Service Request Last Completed Activity Jul 10, 2019
Complaint Type Noise Violation
Priority 1
Inspector Lazaro Perez Refer To Submit Query Refer
Override the Geo Inspector assignment Entered by 311CSR on Jul 08, 2019.

Violations

Search By: Case Street Number Name Type

Number Equal to:

Street Name Is exactly:

Street type (AC, AV, AVR, BLVD, BLWY, CIR, CSWY, CT, CTRD, DR, HWY, LA, LN, PKWY, PL, PLZ, RD, ST, STRD, TER, TRL, WAY, WY) Is exactly:



1265, 22, ST, 1265 NW 22 ST, 1265 NW 22 ST
1265, 22, ST, 1265 SW 22 ST, 1265 SW 22 ST



OFFICE OF THE PROPERTY APPRAISER

Aerial Year: 2015 Folio: 01-4139-007-3350 Address: 1265 SW 22 ST





OFFICE OF THE PROPERTY APPRAISER

Aerial Year: 2016 Folio: 01-4139-007-3350 Address: 1265 SW 22 ST



Maurice P



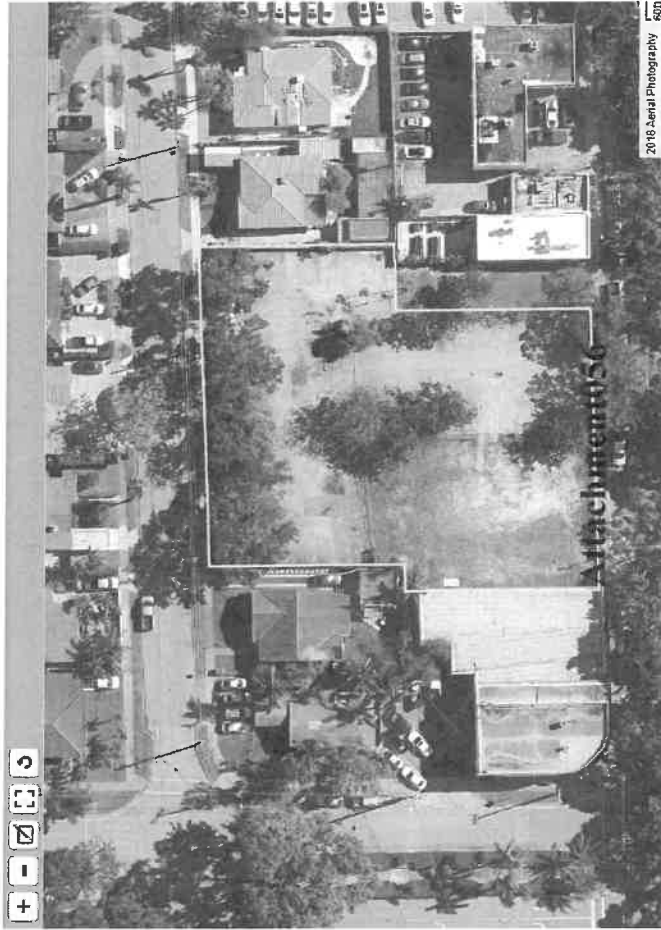
OFFICE OF THE PROPERTY APPRAISER

Aerial Year: 2017 Folio: 01-4139-007-3350 Address: 1265 SW 22 ST



 **OFFICE OF THE PROPERTY APPRAISER**

Aerial Year: 2018 Folio: 01-4139-007-3350 Address: 1265 SW 22 ST





OFFICE OF THE PROPERTY APPRAISER

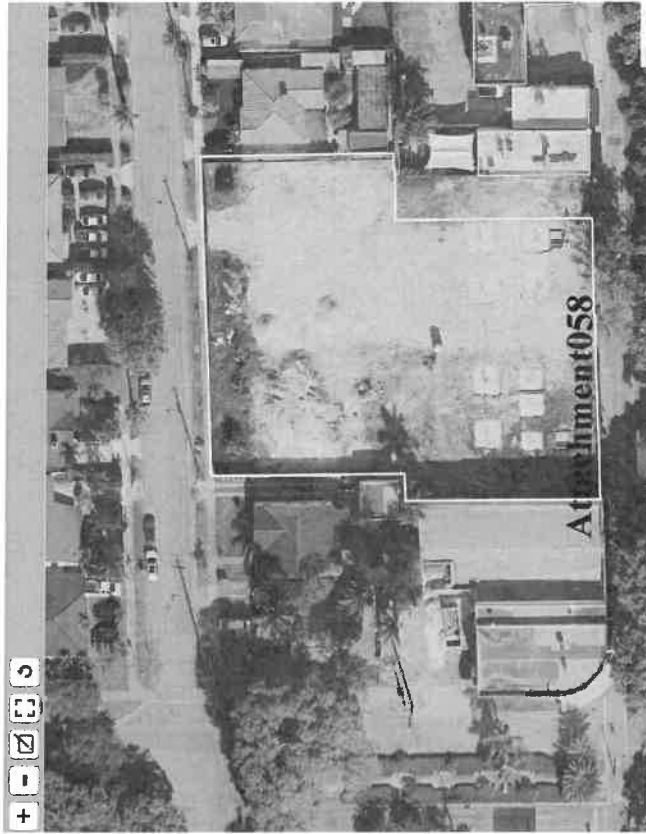
Aerial Year: 2019 Folio: 01-1139-007-3350 Address: 1265 SW 22 ST





OFFICE OF THE PROPERTY APPRAISER

Aerial Year: 2020 Folio: 01-4139-007-3350 Address: 1265 SW 22 ST



2020 Aerial

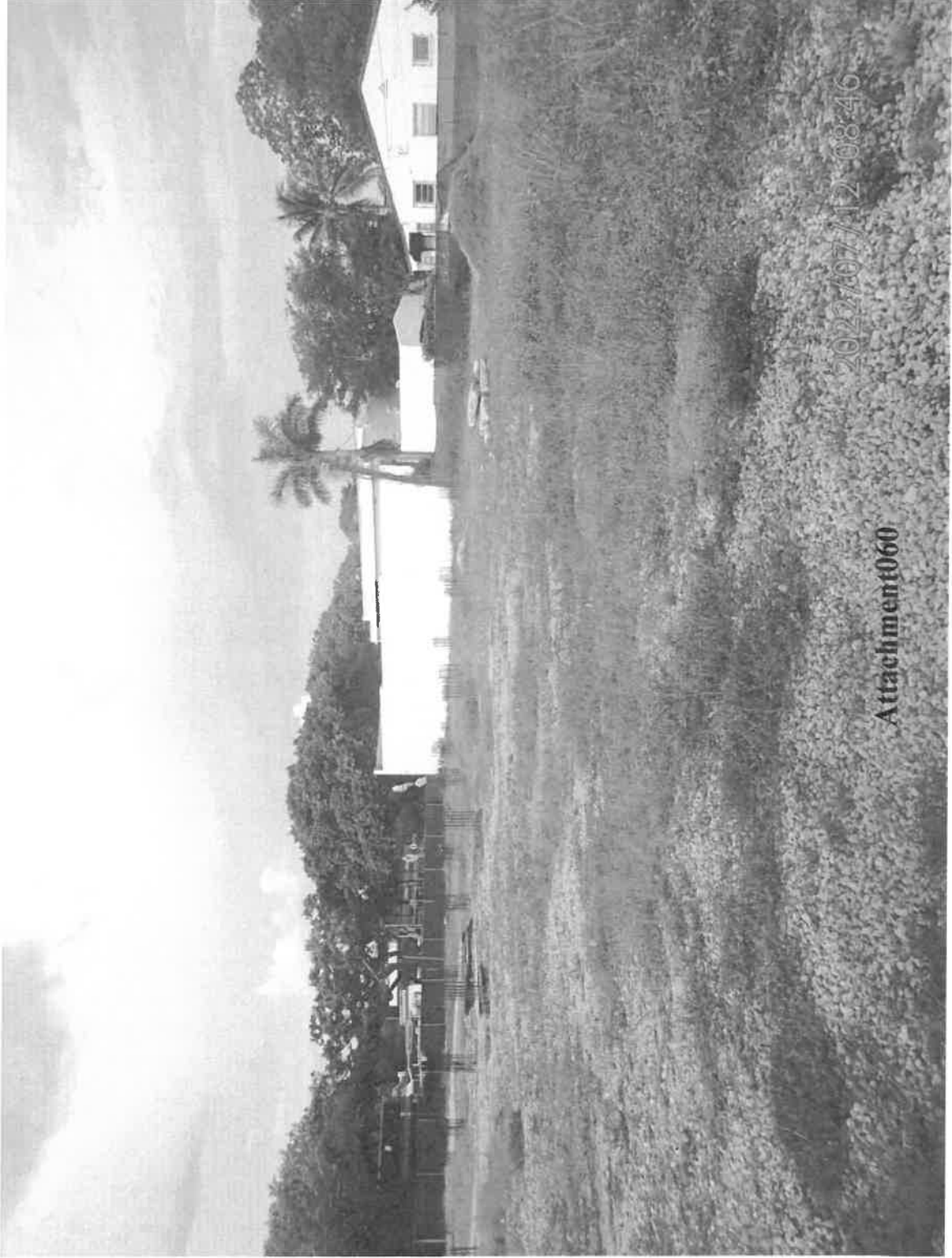


OFFICE OF THE PROPERTY APPRAISER

Aerial Year: 2021 Folio: 01-4139-007.3350 Address: 1285 SW 22 ST

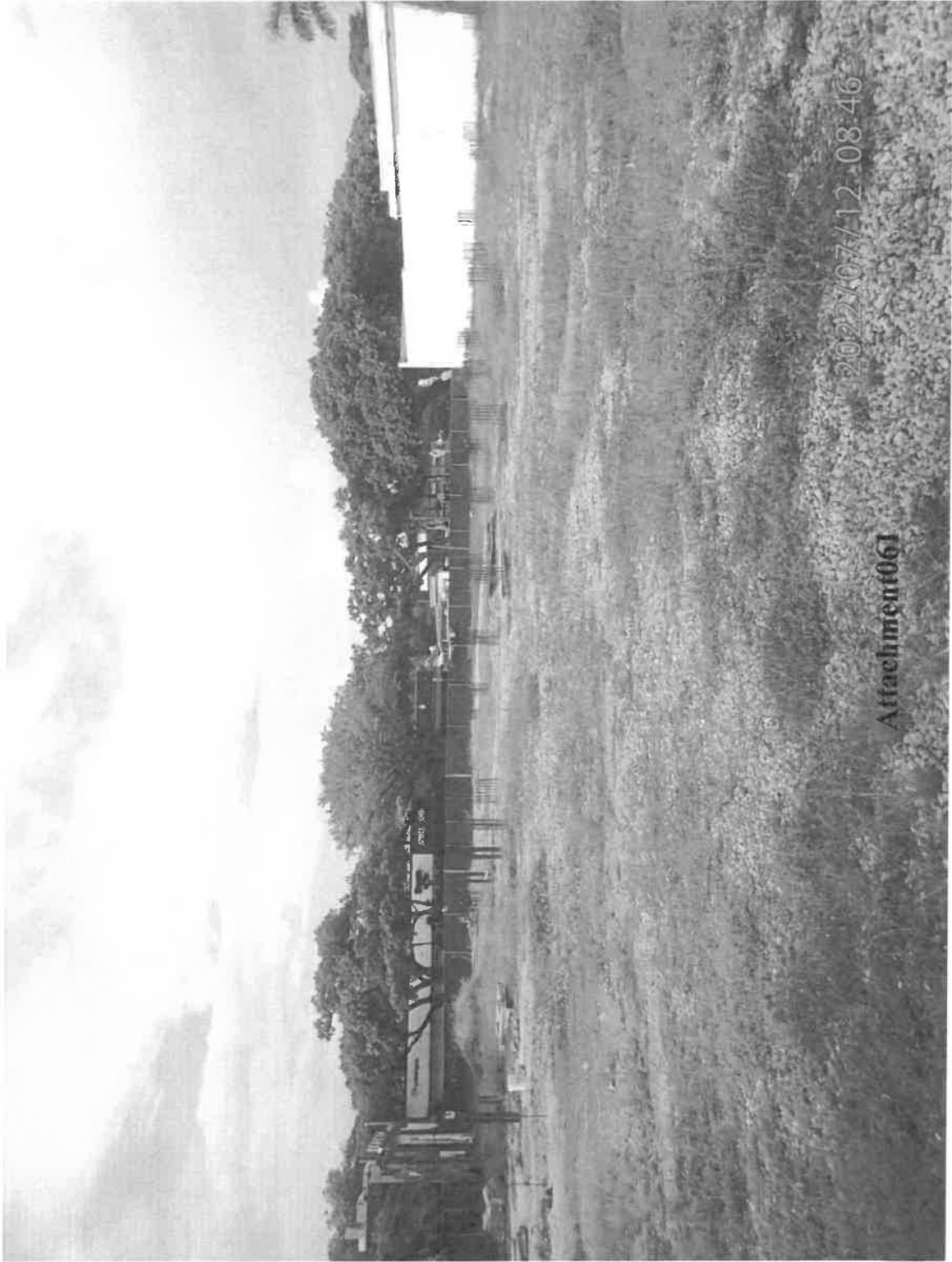


2021 Aerial Photography ©



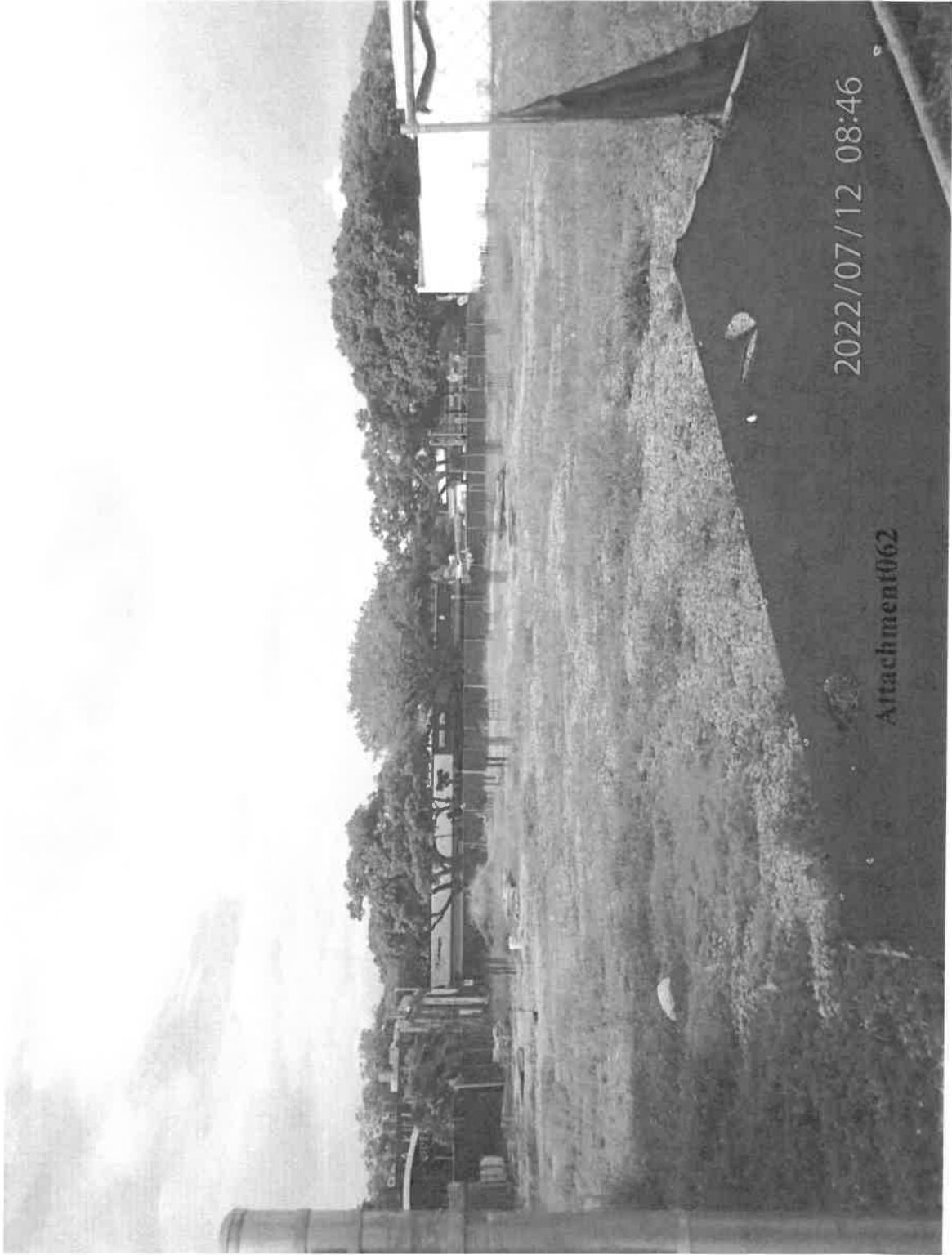
2022/07/12 08:46

Attachment060



2022/07/12 08:46

Attachment061



2022/07/12 08:46

Attachment062



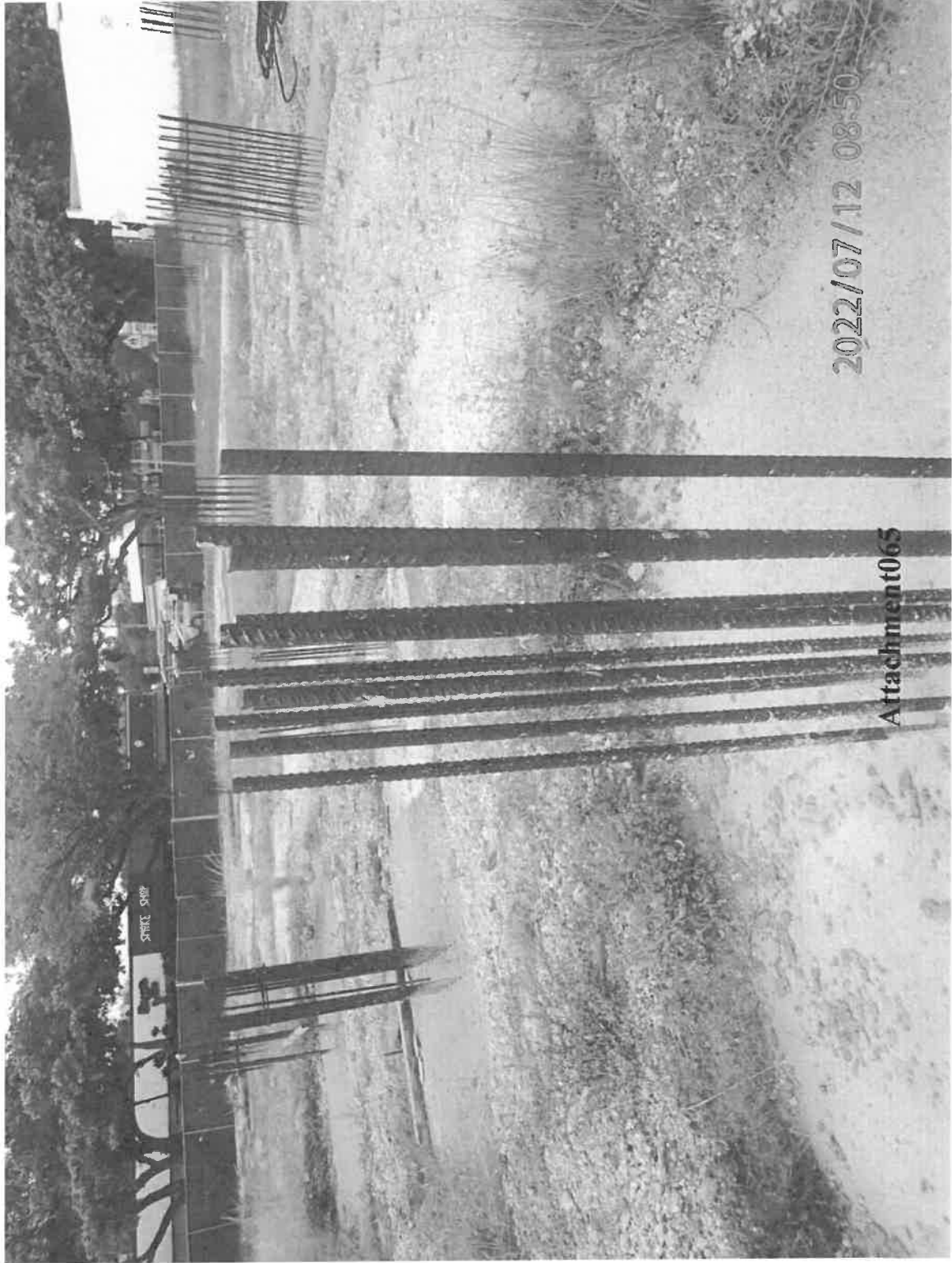
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Attachment063



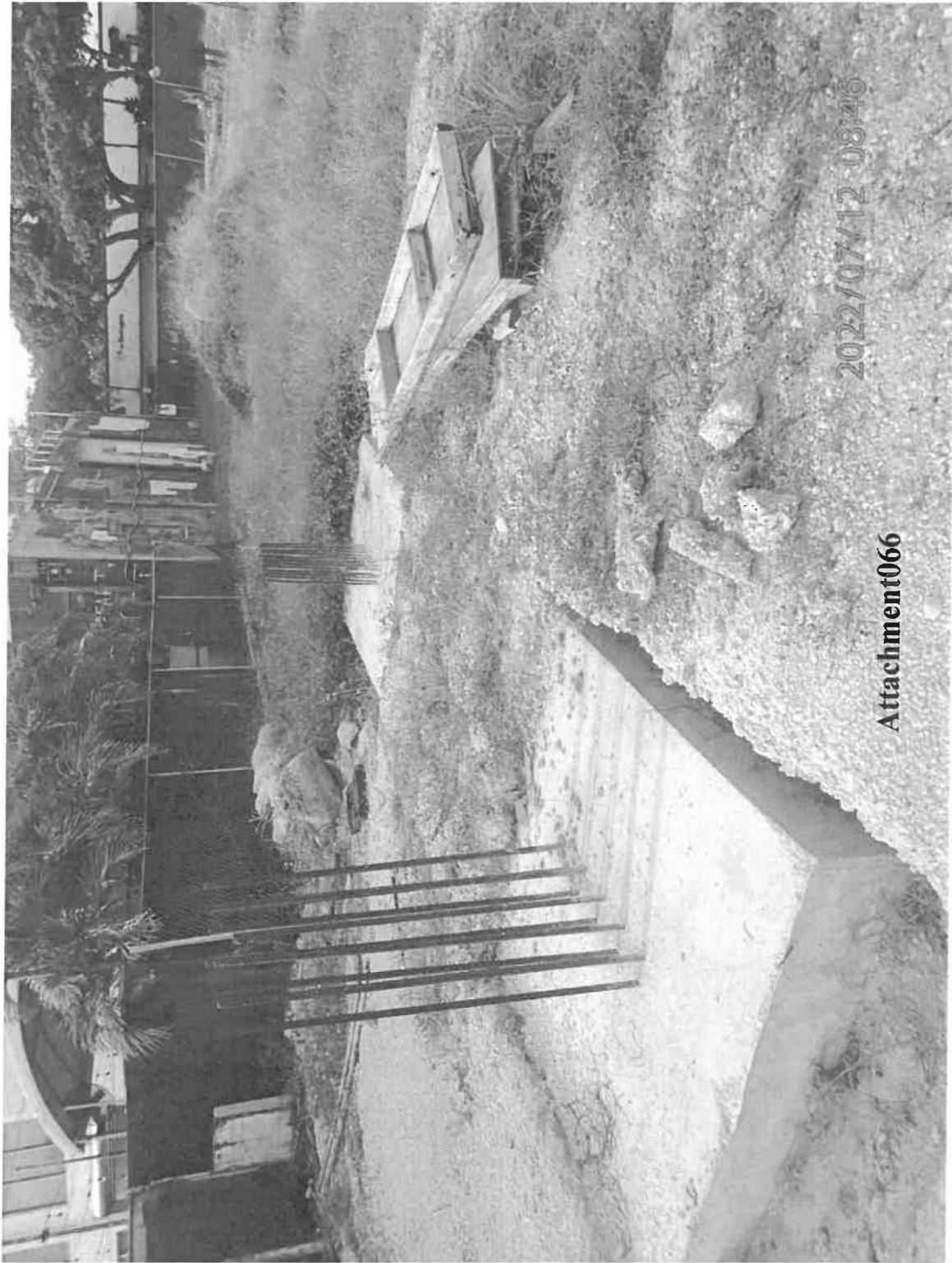
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Attachment064



2022/07/12 08:50

Attachment065



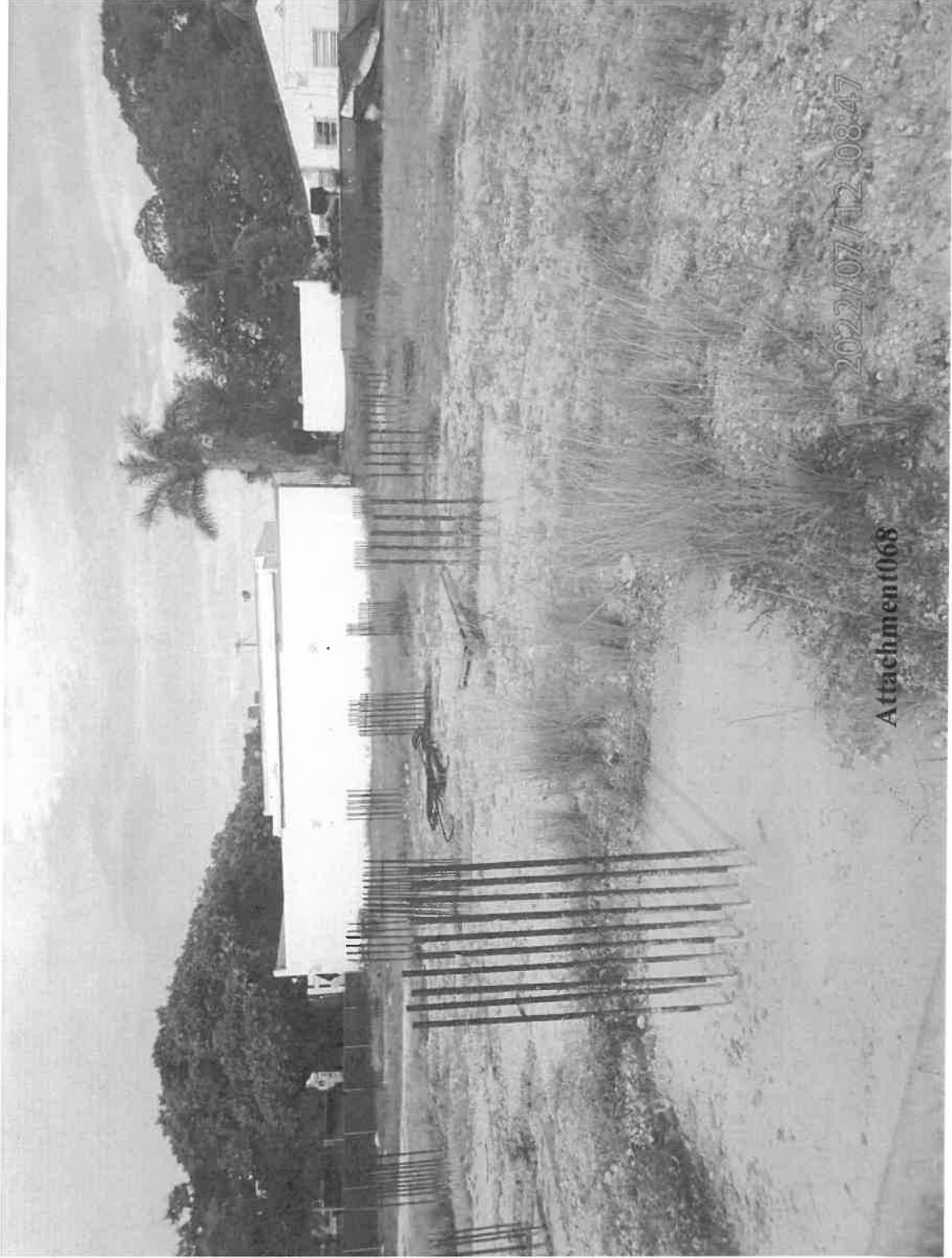
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Attachment066



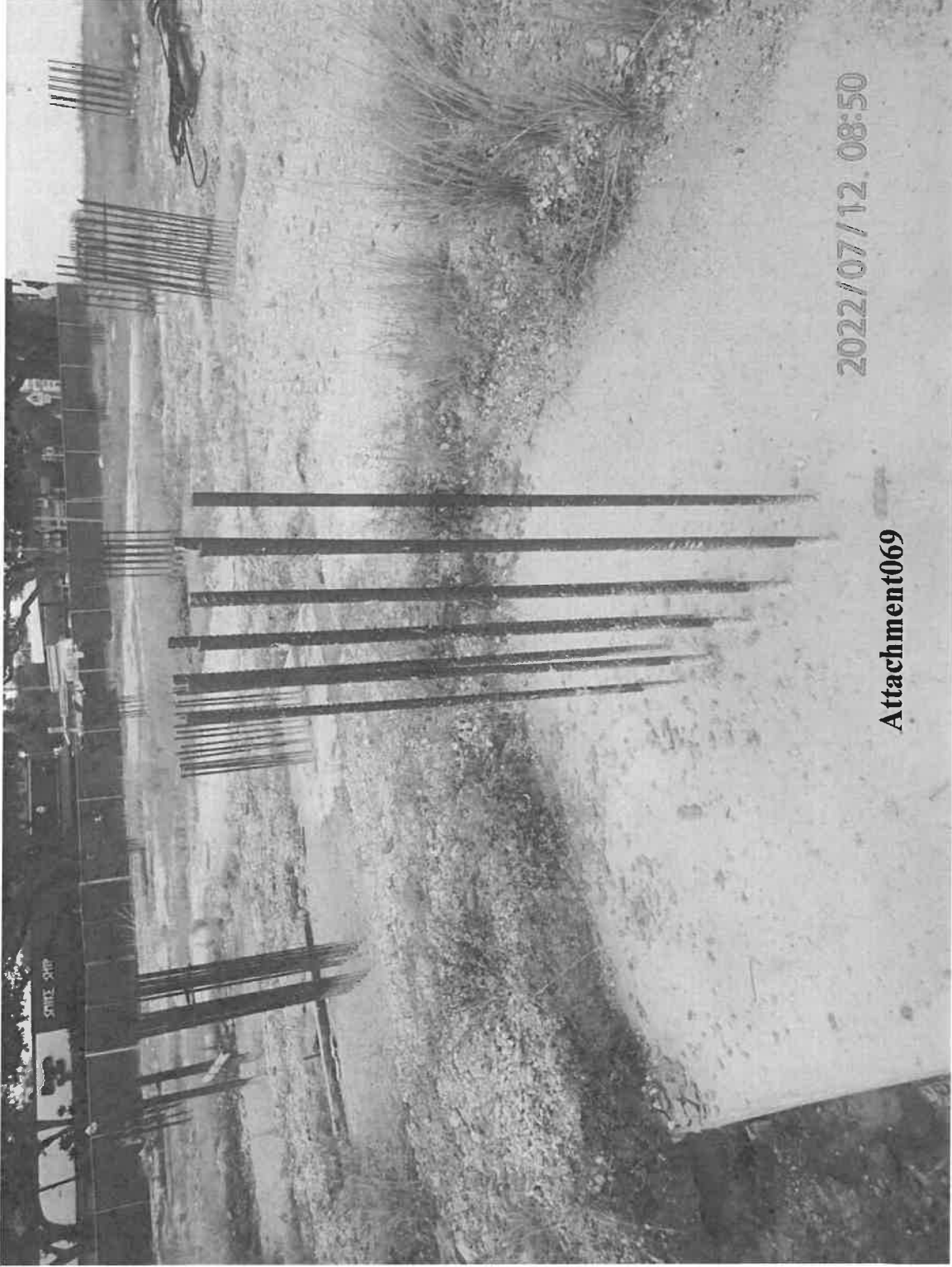
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Attachment067



2022/07/12 08:47

Attachment 068



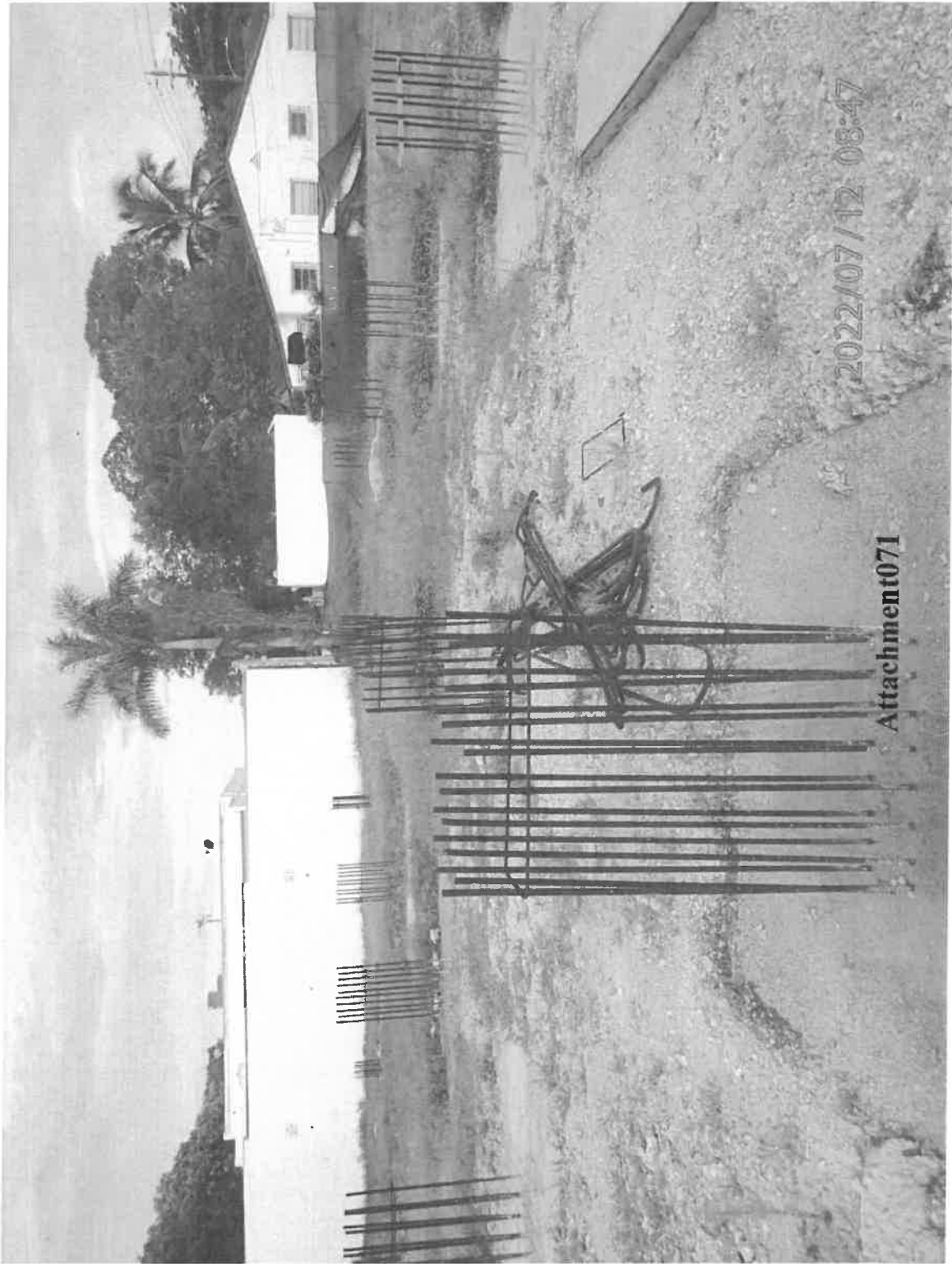
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Attachment069



2022/07/12 08:48

Attachment070





2022/07/12/08:47

Attachment072



2022/07/12 08:46

Attachment073

STATE OF FLORIDA)
) ss
COUNTY OF MIAMI-DADE)

BEFORE ME, personally appeared the undersigned authority, Luis Torres, III, who first being duly sworn, deposes and says on oath as follows:

1. I have personal knowledge of the facts herein set forth.

2. I am the Building Official for the City of Miami, Florida. As Building Official, I am responsible for the enforcement the City of Miami's Building Code as well as the Florida Building Code and the Miami-Dade County Building Code, including but not limited to the issuance of building permits.

3. I am familiar with the project located at property address 1265 Southwest 22nd Street, Miami, Florida and Permit No.: BD15-009792-001-B001.

4. On March 9, 2022, Building Inspector Mr. Andres Perez performed field walkthrough inspection, one day prior to the permit expiration date. Inspector Perez did not extend the expiring permit at the scheduled inspection. Nor did Inspector Perez accept the reports of the Threshold Inspector present at the scheduled inspection, since they lacked the necessary approval from the Private Provider. The project was being handled in accordance with the City of Miami Private Provider Policies, which requires the selected Private Provider to review and approve any Threshold Inspector's Report prior to the acceptance of the report.

5. At the scheduled inspection, Inspector Perez did not accept the Threshold Inspector's Report since it had not been reviewed or approved by the selected Private Provider and the project clearly lacked progress in accordance with FBC 105.4.1.1.

6. Inspector Perez inputted his comments into IBuild to reflect the following:

I INFORMED THE OWNER AND CONTRACTOR IN SEPT OF 2021, UNDER FBC105.4.1.1 THAT I WAS NOT GOING TO EXTEND PERMIT ANYMORE. UNLESS I SEE EXTENSIVE PROGRESS ON THE JOBSITE.

Inspector Perez further stated that the only work performed in the last six (6) months was only another row of seven (7) new foundation pads.

7. The lack of progress can be illustrated as follows: on July 14, 2015, Process No: BD15-009792-001 was created on under the 5th Edition of the 2014 Florida Building Code; on October 11, 2018, the plans were approved; on January 22, 2019, a permit was pulled; and since the permit was pulled and extensions granted, the only documented site progress has been the pouring of several footing pads.

8. The Florida Building Code has been amended several times since the commencement of this project and the footing pads, which is the only work done, represents less than 1% of the overall construction project.

9. Therefore, as Building Office for the City of Miami, the pertinent City of Miami Code along with the Miami-Dade County Code and Florida Building Code were properly applied and enforced in denying the extension of the permit due to the lack of progress at the job site.

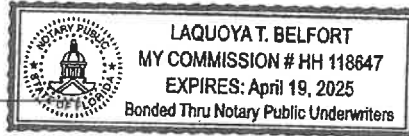
FURTHER AFFAINT SAITH NAUGHT

Luis Torres

SWORN TO, SUBSCRIBED, and ACKNOWLEDGED before me by LUIS TORRES
on this 19 day of September, 2022.

Laquoya T. Belfort
NOTARY PUBLIC, STATE OF FLORIDA

Personal Known
Or Produced Identification



STATE OF FLORIDA)
) ss
COUNTY OF MIAMI-DADE)

BEFORE ME, personally appeared the undersigned authority, Luis Torres, III, who first being duly sworn, deposes and says on oath as follows:

1. I have personal knowledge of the facts herein set forth.

2. I am the Building Official for the City of Miami, Florida. As Building Official, I am responsible for the enforcement the City of Miami's Building Code as well as the Florida Building Code and the Miami-Dade County Building Code, including but not limited to the issuance of building permits.

3. I am familiar with the project located at property address 1265 Southwest 22nd Street, Miami, Florida and Permit No.: BD15-009792-001-B001.

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5. At the scheduled inspection, Inspector Perez did not accept the Threshold Inspector's Report since it had not been reviewed or approved by the selected Private Provider and the project clearly lacked progress in accordance with FBC 105.4.1.1.

6. Inspector Perez inputted his comments into IBuild to reflect the following:

I INFORMED THE OWNER AND CONTRACTOR IN SEPT OF 2021, UNDER FBC105.4.1.1 THAT I WAS NOT GOING TO EXTEND PERMIT ANYMORE. UNLESS I SEE EXTENSIVE PROGRESS ON THE JOBSITE.

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8. The Florida Building Code has been amended several times since the commencement of this project and the footing pads, which is the only work done, represents less than 1% of the overall construction project.

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FURTHER AFFAINT SAITH NAUGHT

Luis Torres

SWORN TO, SUBSCRIBED, and ACKNOWLEDGED before me by LUIS TORRES
on this 19 day of September, 2022.

Laquoya T. Belfort
NOTARY PUBLIC, STATE OF FLORIDA

Personal Known
Or Produced Identification



Florida Building Commission

Petition # 243

**RESPONSE TO SECOND REQUEST FOR ADDITIONAL INFORMATION
BY PETITIONER**

- 1. Provide copies of all inspection reports as submitted by the Threshold Inspector and the Private Provider.**

Please see attached Exhibit A.

- 2. Clarify the relationship between the threshold inspector and the private provider.**

The Petitioner retained B&J Consulting Engineers, Inc. as the threshold inspector, as well as NV5 and MTCI as private providers. NV5 performed structural plans review and MTCI served as the private provider for all other inspections. There is no relationship between NV5, MTCI, and B&J Consulting Engineers, Inc. other than their respective roles on Petitioner's project.

- 3. Explain the time gap of over 3.5 years between the initial permit application and the permit issuance.**

In July 2015 the Petitioner applied for the master permit at issue in this appeal under Process No. BD15-009792-001 (the "Master Permit") as well as a Phased Permit under Process No. BD15-009796-001. The phased permit was issued on June 12, 2017. See Exhibit B. On September 15, 2015, the Petitioner applied for a foundation permit under Process No. BD15-012933-001 that was issued on May 25, 2016. See Exhibit C. On October 13, 2015, the Petitioner applied for a tree removal permit that was issued on July 26, 2016. Although the first phased permit and foundation permit were issued and the Petitioner intended to commence the initial phases of the work, the Petitioner could not secure financing necessary to proceed with the project at that time. The reason the Petitioner could not secure financing was because it did not have a full master permit for the project.

Notably, the Zoning Department disapproved the Master Permit based on an interpretation that the zoning approvals had expired, when in fact the zoning approvals had been lawfully extended such that they were valid at the time the City was reviewing the Master Permit. See Exhibit D. This caused considerable delay (at least 6 months in early 2016) in the review of the Master Permit. In June 2017, following approval of the phased permit and foundation permit, it was clear that the project would not be financed without approval of the Master Permit. Thus, the Petitioner shifted focus on obtaining approval of the Master Permit.

Between July 2017 and October 2018, the City processed the Petitioner's plans for the Master Permit. See Exhibit E. The Master Permit was approved on October 11, 2018 and issued on January 17, 2019. Following issuance of the permit in January 2019, the Petitioner commenced work on the project.



Digitally signed by
Jaime H Jaramillo
Date: 2021.09.09
15:18:19 -04'00'

EXHIBIT "A"

City of Miami
BUILDING DEPARTMENT



SPECIAL INSPECTOR
For Threshold Buildings

Rev. 12-08-2014

I, JAIME H JARAMILLO have been retained by DELIA HOSPITALITY, LLC the owner of the property referenced below, to perform Threshold Inspection services pursuant to the Florida Building Code, Section 110.3.7, at the project located at 1265 SW 22nd Street as required by Florida Statute 553.79(7).

I am a registered Architect or Professional Engineer licensed in the State of Florida, and I also possess a Special Inspector license (SI).

Florida PE# 60792 SI# 7025322

Florida RA# _____ SI# _____

PERMIT APPLICATION/ PROCESS NUMBERS: BD-15-009796-001

The following individual(s) are employed by me or my firm, and my are authorized representatives to perform inspections.*

- | | |
|-----------------------------|-------------------------|
| 1. <u>NICOLAS JARAMILLO</u> | 2. <u>WILSON OLARTE</u> |
| 3. <u>JUAN MALHAM</u> | 4. <u>WOLFGAN RIOS</u> |

** Special Inspector for Threshold Buildings utilizing authorized representatives shall insure that the Authorized Representative is qualified by education or licensure to perform the duties assigned by the Special Inspector. The qualifications shall include licensure as a Registered Architect or Professional Engineer; graduation from an engineering education program in civil or structural engineering; graduation from an architectural education program; successful completion of the NCEES Fundamentals Examination; or registration as a standard building Inspector under Florida Statutes, Chapter 468.*

I (we) will notify the City of Miami of any changes regarding authorized personnel performing inspections.

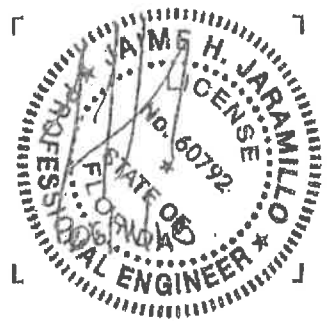
I (we) understand that a Special Inspector Inspection log for each building must be displayed in a convenient location on the site for reference by the City of Miami Building Department Inspector.

Upon completion of the work under each Building Permit, I will submit to the Building Inspector at the time of final inspection the completed inspection logs and a sealed statement indicating that, to the best of my knowledge, belief and professional judgment the project outlined above was built in compliance with the Florida Building Code, and are in substantial compliance with Building Department approved set of plans.

Seal/Signature/Date

Architect / Engineer

Name (print): JAIME H JARAMILLO
Firm: B&J CONSULTING ENGINEERS, INC
Address: 7955 NW 12TH STREET, S-418, DORAL, FL., 33126
Telephone: (786) 703-9243



B & J Consulting Eng. , Inc.
 7955 NW 12th Street, Suite 418, Doral, FL 33126
 Ph (786) 703-9245

REPORT ON THRESHOLD INSPECTION

Date: 12/30/2019 4:00 PM Report No: 1
 Project Name: Best Western ViB. Permit No: BD15009792001B001
 Client: DELIA HOSPITALITY LLC. Project No:
 Address: 1265 SW 22nd Street (Coral Way) City, State: Miami, FL 33145
 Contractor: Delant Construction Co. Weather: Sunny
 Special Inspector: Jaime H Jaramillo Florida Reg: 60792

In accordance with your request and authorization, we visited the job site to continue monitoring the construction progress of the structural components. The following items were observed.

| Item | Component Inspected | Level | Location | Type of inspection | Result |
|------|---------------------|--------|----------|--------------------|--------|
| 1 | F14.2 @ C43 | Ground | J/30 | Rebar | PPI |
| 2 | F12.2 @ C49 | Ground | C-E/4-10 | Rebar | PPI |
| 3 | F7.0 @ C56 | Ground | C-F/8 | Rebar | PPI |
| 4 | F11.2 @ C48 | Ground | 0/24 | Rebar | PPI |
| 5 | F11.2 @ C48/TC10 | Ground | M/11 | Rebar | PPI |
| 6 | F11.2 @ C47 | Ground | M/13 | Rebar | PPI |
| 7 | F8.0 @ C52 | Ground | P/11 | Rebar | PPI |
| 8 | F8.0 @ C50 | Ground | P/5 | Rebar | PPI |
| 9 | F9.2 @ C45 | Ground | -M/5 | -Rebar | -PPI |
| 10 | | | | | |
| 11 | | | | | |
| 12 | | | | | |
| 13 | | | | | |


Letter code used for results

IGC = In General Conformance with Contract Documents. NIC = Not In Compliance with the Contract Documents. PRR = Pending Required Repair. PRC = Pending Required Correction. PPI = Progress or Partial Inspection

Deficiencies or deviations

Threshold Inspector


 Jaime H. Jaramillo
 Florida Reg. No. 60792


 Wilson Olarte.
 Field Representative



Digitally signed by
 Jaime H Jaramillo
 Date:
 2021.09.10
 10:13:36
 -04'00'

B & J Consulting Eng. , Inc.
 7955 NW 12th Street, Suite 418, Doral, FL 33126
 Ph (786) 703-9245

REPORT ON THRESHOLD INSPECTION

Date: 1/2/2019 4:00 PM **Report No:** 2
Project Name: Best Western ViB. **Permit No:** BD15009792001B001
Client: DELIA HOSPITALITY LLC. **Project No:**
Address: 1265 SW 22nd Street (Coral Way) **City, State:** Miami, FL 33145
Contractor: Delant Construction Co. **Weather:** Sunny
Special Inspector: Jaime H Jaramillo **Florida Reg:** 60792

In accordance with your request and authorization, we visited the job site to continue monitoring the construction progress of the structural components. The following items were observed.

| Item | Component Inspected | Level | Location | Type of inspection | Result |
|------|---------------------|--------|----------|--------------------|--------|
| 1 | F13.2 @ C42 | Ground | J/25 | Rebar | PPI |
| 2 | F13.2 @ C41 | Ground | J/13 | Rebar | PPI |
| 3 | F13.2 @ C40 | Ground | J/7 | Rebar | PPI |
| 4 | | | | | |
| 5 | | | | | |
| 6 | | | | | |
| 7 | | | | | |
| 8 | | | | | |
| 9 | | | | | |
| 10 | | | | | |
| 11 | | | | | |
| 12 | | | | | |
| 13 | | | | | |

Letter code used for results

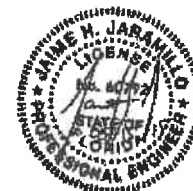
IGC = In General Conformance with Contract Documents. NIC = Not In Compliance with the Contract Documents. PRR = Pending Required Repair. PRC = Pending Required Correction. PPI = Progress or Partial Inspection

| Deficiencies or deviations |
|----------------------------|
| |
| |
| |

Threshold Inspector

JH
 Jaime H. Jaramillo
 Florida Reg. No. 60792

Wilson Olarte
 Wilson Olarte.
 Field Representative



Digitally signed by
 Jaime H Jaramillo
 Date:
 2021.09.10
 10:13:16
 -04'00'

B & J Consulting Eng. , Inc.
7955 NW 12th Street, Suite 418, Dorai, FL 33126
Ph (786) 703-9245

REPORT ON THRESHOLD INSPECTION

| | | | |
|---------------------------|---|---------------------|-------------------|
| Date: | 1/3/2019 4:00 PM | Report No: | 3 |
| Project Name: | Best Western ViB. | Permit No: | BD15009792001B001 |
| Client: | DELIA HOSPITALITY LLC. | Project No: | |
| Address: | 1265 SW 22 nd Street (Coral Way) | City, State: | Miami, FL 33145 |
| Contractor: | Delant Construction Co. | Weather: | Sunny |
| Special Inspector: | Jaime H Jaramillo | Florida Reg: | 60792 |

In accordance with your request and authorization, we visited the job site to continue monitoring the construction progress of the structural components. The following items were observed.


| Item | Component Inspected | Level | Location | Type of inspection | Result |
|------|---------------------|--------|----------|--------------------|--------|
| 1 | F14.2 @ C43 | Ground | J/30 | Rebar | PPI |
| 2 | F12.2 @ C49 | Ground | 0/31 | Rebar | PPI |
| 3 | F11.2 @ C46 | Ground | M/11 | Rebar | PPI |
| 4 | | | | | |
| 5 | | | | | |
| 6 | | | | | |
| 7 | | | | | |
| 8 | | | | | |
| 9 | | | | | |
| 10 | | | | | |
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| 12 | | | | | |
| 13 | | | | | |


Letter code used for results

IGC = In General Conformance with Contract Documents. NIC = Not In Compliance with the Contract Documents. PRR = Pending Required Repair. PRC = Pending Required Correction. PPI = Progress or Partial Inspection

| Deficiencies or deviations |
|----------------------------|
| |
| |
| |

Threshold Inspector


 Jaime H. Jaramillo
 Florida Reg. No. 60792


 Wilson Olarte.
 Field Representative



Digitally signed by
 Jaime H Jaramillo
 Date:
 2021.09.10
 10:12:48
 -04'00'

B & J Consulting Eng. , Inc.
7955 NW 12th Street, Suite 418, Doral, FL 33126
Ph (786) 703-9245

REPORT ON THRESHOLD INSPECTION

Date: 11/6/2019 7:00 AM **Report No:** 4
Project Name: Best Western ViB. **Permit No:** BD15009792001B001
Client: DELIA HOSPITALITY LLC. **Project No:**
Address: 1265 SW 22nd Street (Coral Way) **City, State:** Miami, FL 33145
Contractor: Delant Construction Co. **Weather:** Sunny
Special Inspector: Jaime H Jaramillo **Florida Reg:** 60792

In accordance with your request and authorization, we visited the job site to continue monitoring the construction progress of the structural components. The following items were observed.

| Item | Component Inspected | Level | Location | Type of inspection | Result |
|------|---------------------|--------|----------|--------------------|--------|
| 1 | F14.2 @ C43 | Ground | J/30 | Rebar | IGC |
| 2 | F12.2 @ C49 | Ground | 0/31 | Rebar | IGC |
| 3 | F11.2 @ C48 | Ground | 0/24 | Rebar | IGC |
| 4 | F11.2 @ C47 | Ground | M/13 | Rebar | IGC |
| 5 | F9.2 @ C45 | Ground | M/5 | Rebar | IGC |
| 6 | F13.2 @ C42 | Ground | J/25 | Rebar | IGC |
| 7 | F13.2 @ C41 | Ground | J/13 | Rebar | IGC |
| 8 | F13.2 @ C40 | Ground | J/7 | Rebar | IGC |
| 9 | | | | | |
| 10 | | | | | |
| 11 | | | | | |
| 12 | | | | | |
| 13 | | | | | |


Letter code used for results

IGC = In General Conformance with Contract Documents. NIC = Not In Compliance with the Contract Documents. PRR = Pending Required Repair. PRC = Pending Required Correction. PPI = Progress or Partial Inspection

| Deficiencies or deviations |
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Threshold Inspector


 Jaime H. Jaramillo
 Florida Reg. No. 60792


 Wilson Olarte.
 Field Representative



Digitally signed by
 Jaime H Jaramillo
 Date:
 2021.09.10
 10:13:56
 -04'00'

B & J Consulting Eng. , Inc.
 7955 NW 12th Street, Suite 418, Doral, FL 33126
 Ph (786) 703-9245



Digitally signed
 by Jaime H
 Jaramillo
 Date: 2021.09.09
 09:55:48 -04'00'

REPORT ON THRESHOLD INSPECTION

| | | | |
|---------------------------|---------------------------------|---------------------|-------------------|
| Date: | 8/31/2021 7:00 AM | Report No: | 5 |
| Project Name: | The Boulevard | Permit No: | BD15009792001B001 |
| Client: | DELIA HOSPITALITY LLC. | Project No: | |
| Address: | 1285 SW 22ND STREET (Coral Way) | City, State: | Miami, FL 33145 |
| Contractor: | Aries Link LLC | Weather: | Sunny |
| Special Inspector: | Jaime H Jaramillo | Florida Reg: | 60792 |

In accordance with your request and authorization, we visited the job site to continue monitoring the construction progress of the structural components. The following items were observed.


| Item | Component Inspected | Level | Location | Type of inspection | Result |
|------|---------------------|--------|----------|--------------------|--------|
| 1 | F11.2 @ C36 | Ground | E-G/8-30 | Rebar | PPI |
| 2 | F10.2 @ C35 | Ground | E-G/8-30 | Rebar | PPI |
| 3 | F10.2 @ C34 | Ground | E-G/8-30 | Rebar | PPI |
| 4 | F10.2 @ C33 | Ground | E-G/8-30 | Rebar | PPI |
| 5 | F11.2 @ C32 | Ground | E-G/8-30 | Rebar | PPI |
| 6 | F10.2 @ C31 | Ground | E-G/8-30 | Rebar | PPI |
| 7 | F7.1 @ C27 | Ground | E-G/8-30 | Rebar | PPI |
| 8 | F6.1 @ C26 | Ground | E-G/8-30 | Rebar | PPI |
| 9 | F6.1 @ C25 | Ground | E-G/8-30 | Rebar | PPI |
| 10 | F6.1 @ C24 | Ground | E-G/8-30 | Rebar | PPI |
| 11 | F7.1 @ C23 | Ground | E-G/8-30 | Rebar | PPI |
| 12 | F6.1 @ C22 | Ground | E-G/8-30 | Rebar | PPI |
| 13 | | | | | |

Letter code used for results

IGC = In General Conformance with Contract Documents. NIC = Not In Compliance with the Contract Documents. PRR = Pending Required Repair. PRC = Pending Required Correction. PPI = Progress or Partial Inspection

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| Deficiencies or deviations |
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Threshold Inspector


 Jaime H. Jaramillo
 Florida Reg. No. 60792


 Wilson Olarte.
 Field Representative



City of Miami
BUILDING DEPARTMENT



DOCUMENT VERIFIED

By WVW
Date 8/23/18

Form B
Private Provider
PLAN COMPLIANCE AFFIDAVIT

Florida Statutes 5553.791(6) Rev. 10-01-2014

Project Name / Address: Best Western/ 1265 SW 22 Street

Plan number: BD15-009792-001 Folio number: 01-4139-007-3350

Revision Shop Drawing Master permit number: _____

Private Provider Firm: MTCI Private Provider Services Submittal number: BW001.060118

Address: 97 NE 15th Street Homestead, Florida

Telephone: (305) 246-0696 Fax: (305) 242-3716 Email: mtc@mtcinspectors.com

I HEREBY CERTIFY that to the best of my knowledge and belief, the structural permit documents submitted for the above-referenced project were reviewed according to, and are in compliance with, the Florida Building Code and all amendments thereto, by Tahir Iqbal, FL. PE#48061 of Pistorino & Alam, Inc. as Peer Reviewer and myself as Private Provider for the assurance of complete structural documents with the provisions of all applicable laws and technical codes. I am duly authorized to perform plans review pursuant to Section 553.791, Florida Statutes, and hold the appropriate license or certificate:

Private Provider: Roop Khirsukhani

Florida License No. PE 42242

[Handwritten Signature]
7/16/18

Seal/Signature/Date

Name of person reviewing the plans (Administrator): Roop Khirsukhani

Florida License/Registration/Certification numbers: PE 42242

Discipline and Plan Sheets covered by this affidavit: Structural-Master See Page 2

Signature of reviewer as administrator: *[Handwritten Signature]* Date: 7/16/18

SWORN AND SUBSCRIBED before me by Roop Khirsukhani being personally known to me () or having produced as identification _____ and who being fully sworn and cautioned, states that the foregoing is true and correct to the best of his/her knowledge and belief.

Signature of Notary

Melissa Cano
Print Name

07/16/18
Date

Notary Public: NOTARY PUBLIC STAMP BELOW

My Commission Expires: _____



B & J Consulting Eng. , Inc.
 7955 NW 12th Street, Suite 418, Doral, FL. 33126
 Ph (786) 703-9245



Digitally signed
 by Jaime H
 Jaramillo
 Date: 2021.09.09
 09:55:18 -04'00'

REPORT ON THRESHOLD INSPECTION

| | | | |
|---------------------------|---------------------------------|---------------------|-------------------|
| Date: | 9/1/2021 11:00 AM | Report No: | 6 |
| Project Name: | The Boulevard | Permit No: | BD15009792001B001 |
| Client: | DELIA HOSPITALITY LLC. | Project No: | |
| Address: | 1266 SW 22ND STREET (Coral Way) | City, State: | Miami, FL 33145 |
| Contractor: | Aries Link LLC | Weather: | Sunny |
| Special Inspector: | Jaime H Jaramillo | Florida Reg: | 60792 |

In accordance with your request and authorization, we visited the job site to continue monitoring the construction progress of the structural components. The following items were observed.

| Item | Component Inspected | Level | Location | Type of inspection | Result |
|------|---------------------|--------|----------|--------------------|--------|
| 1 | F11.2 @ C36 | Ground | E-G/8-30 | Rebar | IGC |
| 2 | F10.2 @ C35 | Ground | E-G/8-30 | Rebar | IGC |
| 3 | F10.2 @ C34 | Ground | E-G/8-30 | Rebar | IGC |
| 4 | F10.2 @ C33 | Ground | E-G/8-30 | Rebar | IGC |
| 5 | F11.2 @ C32 | Ground | E-G/8-30 | Rebar | IGC |
| 6 | F10.2 @ C31 | Ground | E-G/8-30 | Rebar | IGC |
| 7 | F7.1 @ C27 | Ground | E-G/8-30 | Rebar | IGC |
| 8 | F6.1 @ C26 | Ground | E-G/8-30 | Rebar | IGC |
| 9 | F6.1 @ C25 | Ground | E-G/8-30 | Rebar | IGC |
| 10 | F6.1 @ C24 | Ground | E-G/8-30 | Rebar | IGC |
| 11 | F7.1 @ C23 | Ground | E-G/8-30 | Rebar | IGC |
| 12 | F6.1 @ C22 | Ground | E-G/8-30 | Rebar | IGC |
| 13 | | | | | |


Letter code used for results


IGC = In General Conformance with Contract Documents. NIC = Not In Compliance with the Contract Documents. PRR = Pending Required Repair. PRC = Pending Required Correction. PPI = Progress or Partial Inspection

Deficiencies or deviations

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Threshold Inspector


 Jaime H. Jaramillo
 Florida Reg. No. 60792


 Wilson Olarte.
 Field Representative

B & J Consulting Eng. , Inc.
 7955 NW 12th Street, Suite 418, Doral, FL 33126
 Ph (786) 703-9246

REPORT ON THRESHOLD INSPECTION

| | | | |
|---------------------------|---------------------------------|---------------------|-------------------|
| Date: | 8/31/2021 7:00 AM | Report No: | 5 |
| Project Name: | The Boulevard | Permit No: | BD15009792001B001 |
| Client: | DELIA HOSPITALITY LLC. | Project No: | |
| Address: | 1285 SW 22ND STREET (Goral Way) | City, State: | Miami, FL 33145 |
| Contractor: | Aries Link LLC | Weather: | Sunny |
| Special Inspector: | Jaime H Jaramillo | Florida Reg: | 60792 |

In accordance with your request and authorization, we visited the job site to continue monitoring the construction progress of the structural components. The following items were observed.

| Item | Component Inspected | Level | Location | Type of inspection | Result |
|------|---------------------|--------|----------|--------------------|--------|
| 1 | F11.2 @ C36 | Ground | E-G/8-30 | Rebar | PPI |
| 2 | F10.2 @ C35 | Ground | E-G/8-30 | Rebar | PPI |
| 3 | F10.2 @ C34 | Ground | E-G/8-30 | Rebar | PPI |
| 4 | F10.2 @ C33 | Ground | E-G/8-30 | Rebar | PPI |
| 5 | F11.2 @ C32 | Ground | E-G/8-30 | Rebar | PPI |
| 6 | F10.2 @ C31 | Ground | E-G/8-30 | Rebar | PPI |
| 7 | F7.1 @ C27 | Ground | E-G/8-30 | Rebar | PPI |
| 8 | F6.1 @ C28 | Ground | E-G/8-30 | Rebar | PPI |
| 9 | F6.1 @ C25 | Ground | E-G/8-30 | Rebar | PPI |
| 10 | F6.1 @ C24 | Ground | E-G/8-30 | Rebar | PPI |
| 11 | F7.1 @ C23 | Ground | E-G/8-30 | Rebar | PPI |
| 12 | F6.1 @ C22 | Ground | E-G/8-30 | Rebar | PPI |
| 13 | | | | | |

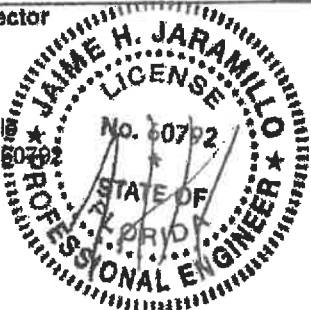
Letter code used for results

IGC = In General Conformance with Contract Documents. NIC = Not In Compliance with the Contract Documents. PRR = Pending Required Repair. PRC = Pending Required Correction. PPI = Progress or Partial Inspection

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| Deficiencies or deviations |
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Threshold Inspector

JH
 Jaime H. Jaramillo
 Florida Reg. No. 60792



Wilson Olarte

Wilson Olarte
 Field Representative

B & J Consulting Eng., Inc.
 7955 NW 12th Street, Suite 418, Doral, FL 33126
 Ph (786) 703-9245

REPORT ON THRESHOLD INSPECTION

| | | | |
|--------------------|---------------------------------|--------------|-------------------|
| Date: | 9/1/2021 11:00 AM | Report No: | 6 |
| Project Name: | The Boulevard | Permit No: | BD16009792001B001 |
| Client: | DELIA HOSPITALITY LLC. | Project No: | |
| Address: | 1265 SW 22ND STREET (Coral Way) | City, State: | Miami, FL 33145 |
| Contractor: | Aries Link LLC | Weather: | Sunny |
| Special Inspector: | Jaime H Jaramillo | Florida Reg: | 60792 |

In accordance with your request and authorization, we visited the job site to continue monitoring the construction progress of the structural components. The following items were observed.

| Item | Component Inspected | Level | Location | Type of Inspection | Result |
|------|---------------------|--------|----------|--------------------|--------|
| 1 | F11.2 @ C36 | Ground | E-G/8-30 | Rebar | IGC |
| 2 | F10.2 @ C35 | Ground | E-G/8-30 | Rebar | IGC |
| 3 | F10.2 @ C34 | Ground | E-G/8-30 | Rebar | IGC |
| 4 | F10.2 @ C33 | Ground | E-G/8-30 | Rebar | IGC |
| 5 | F11.2 @ C32 | Ground | E-G/8-30 | Rebar | IGC |
| 6 | F10.2 @ C31 | Ground | E-G/8-30 | Rebar | IGC |
| 7 | F7.1 @ C27 | Ground | E-G/8-30 | Rebar | IGC |
| 8 | F6.1 @ C26 | Ground | E-G/8-30 | Rebar | IGC |
| 9 | F6.1 @ C25 | Ground | E-G/8-30 | Rebar | IGC |
| 10 | F6.1 @ C24 | Ground | E-G/8-30 | Rebar | IGC |
| 11 | F7.1 @ C23 | Ground | E-G/8-30 | Rebar | IGC |
| 12 | F6.1 @ C22 | Ground | E-G/8-30 | Rebar | IGC |
| 13 | | | | | |

Letter code used for results

IGC = In General Conformance with Contract Documents. NIC = Not In Compliance with the Contract Documents. PRR = Pending Required Repair. PRC = Pending Required Correction. PPI = Progress or Partial Inspection

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| Deficiencies or deviations |
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Threshold Inspector

JH
 Jaime H. Jaramillo
 Florida Reg. No. 60792



Wilson Olarte

Wilson Olarte
 Field Representative



DOCUMENT VERIFIED

By MH
Date 2/31/18

City of Miami
BUILDING DEPARTMENT



Form A.1

**NOTICE TO BUILDING OFFICIAL
For the use of Private Provider**

Florida Statutes §553.791(4) Rev. 10-01-2014

Project Name / Address: BEST WESTERN VIB. 1265 SW 22 ST. MIAMI. FL 33145

Plan number: BD 15-009792-001 Phased Permit? Yes No

Project address: 1265 SW 22 ST. MIAMI. FL Parcel tax ID: 01-4139-007-3440
~~01-4139-007-3350~~

Services to be provided (select one): Inspections only Plans Review and Inspections*

**Pursuant to FS Section 553.791(2): If this notice applies to private plan review only, the Building Official has the authority to require, at his or her discretion, that the private provider be used for both services.*

I, VINCENZO AQUINO, the fee owner of the property referenced above, hereby affirm that I have entered into a contract with the Private Provider firm identified below to conduct the services indicated above.

Private Provider Firm: MTCI Private Provider Services

Private Provider (Qualifier for the Firm): Mustafa Cankat

Florida License or Registration number: PE 18632

Address: 97 NE 15th Street Homestead, Florida

Telephone: (305) 246-0696 Fax: (305) 242-3716 Email: mtc@mtcinspectors.com

I have elected to use one or more Private Providers to provide building code plans review and/or inspection services for the building or structure that is the subject of the enclosed permit application, as authorized by Section 553.791, Florida Statutes. I understand that the local building official may not review the plans submitted or perform the required building inspections to determine compliance with the applicable codes, except to the extent specified in said law. Instead, plans review and/or required building inspections will be performed by licensed or certified personnel identified in the application. The law requires minimum insurance requirements for such personnel, but I understand that I may require more insurance to protect my interests.

By executing this form, I acknowledge that I have made inquiry regarding the competence of the licensed or certified personnel and the level of their insurance and am satisfied that my interests are adequately protected. I agree to indemnify, defend, and hold harmless the local government, the local building official, and their building code enforcement personnel from any and all claims arising from my use of these licensed or certified personnel to perform building code inspection services with respect to the building or structure that is the subject of the enclosed permit application.

I understand that the Building Official retains authority to review plans, make required inspections, and enforce the applicable codes within his or her charge pursuant to the standards established by Section 553.791, Florida Statutes. If I make any changes to the listed Private Providers, I shall, within one business day after any change, update this Notice to reflect such changes. The building plans review and/or inspection services provided by the Private Provider are limited to compliance with the Florida Building Code and do not include review for compliance with fire safety, land use, environmental or other codes.



DOCUMENT VERIFIED

By Hth
Date 8/31/18

The following attachments are provided as required by Section 553.791, Florida Statutes:

1. Qualification statements and/or resumes of the Private Provider and all duly authorized representatives.
2. Proof of insurance for professional and comprehensive liability in the amount of \$ 1 million per occurrence and \$ 2 million in the aggregate for any project with a construction cost of \$ 5 million or less, and \$ 2 million per occurrence and \$ 4 million in the aggregate for any project with a construction cost of over \$ 5 million, relating to all services performed as a private provider. Said insurance includes tail coverage (Extended Reporting Period) for a minimum of 5 years subsequent to the performance of building code inspection services. For detailed, current requirements refer to FS Section 553.791(16).

(Please notarize using the appropriate section below)

Individual By: _____ (signature) Print name: _____
 Address: _____ Telephone: _____
 STATE OF _____ COUNTY OF _____ Before me, this ____ day of _____, 20____, personally appeared _____ who executed the foregoing Instrument, and acknowledged before me that same was executed for the purposes therein expressed.
 Personally known or Produced Identification Type of ID produced: _____
 Signature of Notary: _____ Print Name _____
 Notary public stamp: _____ My commission expires: _____

Corporation Print Corporation Name: DELA HOSPITALITY LLC
 By: VAD (signature) Print name: VINCENZO ALAIMO Its: Manager
 Address: 10726 NW 58 ST. DORAL FL 33178 Telephone: 305 854 5407
 STATE OF FL COUNTY OF MIAMI DADA Before me, this 10 day of July, 2018, personally appeared Vincenzo Alaimo on behalf of the stated corporation, who executed the foregoing Instrument, and acknowledged before me that same was executed for the purposes therein expressed.
 Personally known or Produced Identification Type of ID produced: _____
 Signature of Notary: Portillo Notary Public - State of Florida Commission # GG079099 My Comm. Expires Jun 26, 2021
 Notary Stamp: _____ Name Nieves Portillo

Partnership Print Partnership Name: _____
 By: _____ (signature) Print name: _____ Its: _____
 Address: _____ Telephone: _____
 STATE OF _____ COUNTY OF _____ Before me, this ____ day of _____, 20____, personally appeared _____ partner/agent on behalf of the partnership, who executed the foregoing Instrument, and acknowledged before me that same was executed for the purposes therein expressed.
 Personally known or Produced Identification Type of ID produced: _____
 Signature of Notary: _____ Notary Stamp: _____ Print Name _____



DOCUMENT VERIFIED

By hph
Date 8/31/18

City of Miami
BUILDING DEPARTMENT



Form B
Private Provider
PLAN COMPLIANCE AFFIDAVIT

Florida Statutes §553.791(6) Rev. 10-01-2014

Project Name / Address: Best Western/ 1265 SW 22 Street

Plan number: BD15-009792-001 Folio number: 01-4139-007-3350

Revision Shop Drawing Master permit number: _____

Private Provider Firm: MTCI Private Provider Services Submittal number: BW002.062118

Address: 97 NE 15th Street Homestead, Florida

Telephone: (305) 246-0696 Fax: (305) 242-3716 Email: mtc@mtcinspectors.com

I HEREBY CERTIFY that to the best of my knowledge and belief, the plans submitted for the above-referenced project were reviewed according to, and are in compliance with, the Florida Building Code and all local amendments thereto, either by myself or by the affiant identified below, who is duly authorized to perform plans review pursuant to Section 553.791, Florida Statutes, and holds the appropriate license or certificate:

Private Provider: Roop Khirsukhani

Florida License No. PE 42242

[Handwritten Signature]
7/24/18

Seal/Signature/Date

Name of person reviewing the plans (if applicable): Rene Tarafa

Florida License/Registration/Certification numbers: PX 1481

Discipline and Plan Sheets covered by this affidavit: Building-Master: See Page 2, 3, 4, 5

Signature of reviewer: *[Handwritten Signature]* Date: 7.24.18

SWORN AND SUBSCRIBED before me by Roop Khirsukhani, being personally known to me () or having produced as identification _____ and who being fully sworn and cautioned, states that the foregoing is true and correct to the best of his/her knowledge and belief.

[Handwritten Signature] Benjamin Delval Benjamin Delval 7/24/18
Signature of Notary Print Name Date

Notary Public: NOTARY PUBLIC STAMP BELOW

My Commission Expires: _____



BENJAMIN ALAIN DELVAL
Commission # GG 168883
Expires December 10, 2021
Bonded Thru Budget Notary Services



DOCUMENT VERIFIED

By [Signature]
Date 8/31/18

Plan number: BD15-009792-001

| COVER | Best Western | Rev Δ | Date |
|-------------|--------------|---------|--------------|
| ✓ 1 A-0.17 | | Rev Δ 3 | 12-07-2017 ✓ |
| ✓ 2 A-0.2 | | Rev Δ 3 | 12-07-2017 |
| ✓ 3 A-0.3 | | Rev Δ 3 | 12-07-2017 |
| ✓ 4 A-1.1 | | Rev Δ 3 | 12-07-2017 |
| ✓ 5 A-2.1 | | Rev Δ 3 | 12-07-2017 |
| ✓ 6 A-2.2 | | Rev Δ 3 | 12-07-2017 |
| ✓ 7 A-2.3 | | Rev Δ 3 | 12-07-2017 |
| ✓ 8 A-2.4 | | Rev Δ 3 | 12-07-2017 |
| ✓ 9 A-2.4A | | Rev Δ 3 | 12-07-2017 |
| ✓ 10 A-2.5 | | Rev Δ 3 | 12-07-2017 |
| ✓ 11 A-2.6 | | Rev Δ 3 | 12-07-2017 |
| ✓ 12 A-2.7 | | Rev Δ 3 | 12-07-2017 |
| ✓ 13 A-2.8 | | Rev Δ 3 | 12-07-2017 |
| ✓ 14 A-2.9 | | Rev Δ 3 | 12-07-2017 |
| ✓ 15 A-2.10 | | Rev Δ 3 | 12-07-2017 |
| ✓ 16 A-2.11 | | Rev Δ 3 | 12-07-2017 |
| ✓ 17 A-2.12 | | Rev Δ 3 | 12-07-2017 |
| ✓ 18 A-3.1 | | Rev Δ 2 | 09-21-2017 |
| ✓ 19 A-3.2 | | Rev Δ 2 | 09-21-2017 |
| ✓ 20 A-3.3 | | Rev Δ 3 | 12-07-2017 |
| ✓ 21 A-3.4 | | Rev Δ 3 | 12-07-2017 |
| ✓ 22 A-3.5 | | Rev Δ 3 | 12-07-2017 |
| ✓ 23 A-4.1 | | Rev Δ 3 | 12-07-2017 |
| ✓ 24 A-4.2 | | Rev Δ 3 | 12-07-2017 |
| ✓ 25 A-4.3 | | Rev Δ 3 | 12-07-2017 |
| ✓ 26 A-4.4 | | Rev Δ 3 | 12-07-2017 |
| ✓ 27 A-4.5 | | Rev Δ 3 | 12-07-2017 |
| ✓ 28 A-4.6 | | Rev Δ 3 | 12-07-2017 |
| ✓ 29 A-4.7 | | Rev Δ 3 | 12-07-2017 |
| ✓ 30 A-4.8 | | Rev Δ 3 | 12-07-2017 |

Page | 2

Private Provider: Roop Khirsukhani
Florida License No. PE 42242

[Signature]
7/24/18

SWORN AND SUBSCRIBED before me by Roop Khirsukhani, being personally known to me () or having produced as Identification, and who being fully sworn and cautioned, states that the foregoing is true and correct to the best of his/her knowledge and belief.

Signature of Notary: Benjamin Delval Print Name: Benjamin Delval Seal/Signature/Date: 7/24/18
Notary Public: NOTARY PUBLIC STAMP BELOW My Commission Expires: _____





DOCUMENT VERIFIED

By [Signature]
Date 8/13/18

Plan number: SP-15-009792-001

| | | | |
|-----|--------|---------|--------------|
| ✓31 | A-4.9 | Rev Δ 3 | 12-07-2017 |
| ✓32 | A-4.10 | Rev Δ 3 | 12-07-2017 |
| ✓33 | A-4.11 | Rev Δ 3 | 12-07-2017 |
| ✓34 | A-4.12 | Rev Δ 3 | 12-07-2017 |
| ✓35 | A-4.13 | Rev Δ 3 | 12-07-2017 |
| ✓36 | A-4.14 | Rev Δ 3 | 12-07-2017 |
| ✓37 | A-4.15 | Rev Δ 3 | 12-07-2017 |
| ✓38 | A-4.16 | Rev Δ 3 | 12-07-2017 |
| ✓39 | A-4.17 | Rev Δ 3 | 12-07-2017 |
| ✓40 | A-4.18 | Rev Δ 3 | 12-07-2017 |
| ✓41 | A-4.19 | Rev Δ 3 | 12-07-2017 |
| ✓42 | A-4.20 | Rev Δ 3 | 12-07-2017 |
| ✓43 | A-4.21 | Rev Δ 3 | 12-07-2017 |
| ✓44 | A-4.22 | Rev Δ 3 | 12-07-2017 |
| ✓45 | A-4.23 | Rev Δ 3 | 12-07-2017 |
| ✓46 | A-4.24 | ✓ - | 05-29-2015 ✓ |
| ✓47 | A-4.25 | ✓ - | 05-29-2015 ✓ |
| ✓48 | A-4.26 | ✓ - | 05-29-2015 ✓ |
| ✓49 | A-4.27 | ✓ - | 05-29-2015 ✓ |
| ✓50 | A-4.28 | ✓ - | 05-29-2015 ✓ |
| ✓51 | A-5.1 | Rev Δ 3 | 12-07-2017 ✓ |
| ✓52 | A-5.1A | Rev Δ 3 | 12-07-2017 |
| ✓53 | A-5.2 | Rev Δ 3 | 12-07-2017 |
| ✓54 | A-5.3 | Rev Δ 3 | 12-07-2017 |
| ✓55 | A-5.3A | Rev Δ 3 | 12-07-2017 |
| ✓56 | A-5.4 | Rev Δ 3 | 12-07-2017 |
| ✓57 | A-5.5 | Rev Δ 3 | 12-07-2017 |
| ✓58 | A-5.6 | Rev Δ 3 | 12-07-2017 |
| ✓59 | A-5.7 | Rev Δ 3 | 12-07-2017 |
| ✓60 | A-5.8 | Rev Δ 3 | 12-07-2017 |
| ✓61 | A-5.8A | Rev Δ 3 | 12-07-2017 |
| ✓62 | A-5.8B | Rev Δ 3 | 12-07-2017 |

Page | 3

Private Provider: Roop Khirsukhani
Florida License No. PE 42242

[Signature]
7/24/18

Seal/Signature/Date

SWORN AND SUBSCRIBED before me by Roop Khirsukhani, being personally known to me () or having produced as identification, and who being fully sworn and cautioned, states that the foregoing is true and correct to the best of his/her knowledge and belief.

Benjamin Delval Signature of Notary
Notary Public, NOTARY PUBLIC STAMP BELOW
My Commission Expires: _____
Date 7/24/18



BENJAMIN DELVAL
Commission # **GG 106603**
Expires **December 19, 2021**
Bonded Through Notary Bonds



DOCUMENT VERIFIED

By [Signature]
Date 8/31/18

Plan number: BD15-009792-001

| | | | |
|-----|--------|---------|--------------|
| ✓63 | A-5.8C | Rev Δ 3 | 12-07-2017 |
| ✓64 | A-5.9 | Rev Δ 3 | 12-07-2017 |
| ✓65 | A-6.1 | Rev Δ 3 | 12-07-2017 |
| ✓66 | A-6.2 | Rev Δ 3 | 12-07-2017 |
| ✓67 | A-6.3 | Rev Δ 3 | 12-07-2017 |
| ✓68 | A-6.4 | Rev Δ 3 | 12-07-2017 |
| ✓69 | A-6.5 | Rev Δ 6 | 04-19-2018 ✓ |
| ✓70 | A-6.6 | Rev Δ 3 | 12-07-2017 |
| ✓71 | A-7.1 | Rev Δ 3 | 12-07-2017 |
| ✓72 | A-7.2 | Rev Δ 2 | 09-21-2017 ✓ |
| ✓73 | A-7.3 | Rev Δ 3 | 12-07-2017 |
| ✓74 | A-7.5 | Rev Δ 3 | 12-07-2017 |
| ✓75 | A-7.6 | Rev Δ 2 | 09-21-2017 ✓ |
| ✓76 | A-7.7 | Rev Δ 3 | 12-07-2017 |
| ✓77 | A-7.8 | Rev Δ 3 | 12-07-2017 |
| ✓78 | A-7.9 | Rev Δ 3 | 12-07-2017 |
| ✓79 | A-7.10 | Rev Δ 3 | 12-07-2017 |
| ✓80 | A-7.11 | Rev Δ 3 | 12-07-2017 |
| ✓81 | A-7.12 | Rev Δ 3 | 12-07-2017 |
| ✓82 | A-7.13 | Rev Δ 3 | 12-07-2017 |
| ✓83 | A-7.14 | Rev Δ 3 | 12-07-2017 |
| ✓84 | A-7.15 | Rev Δ 3 | 12-07-2017 |
| ✓85 | A-8.1 | Rev Δ 3 | 12-07-2017 |
| ✓86 | A-8.1A | Rev Δ 3 | 12-07-2017 |
| ✓87 | A-8.2 | Rev Δ 3 | 12-07-2017 |
| ✓88 | A-8.2A | Rev Δ 3 | 12-07-2017 |
| ✓89 | A-8.3 | Rev Δ 3 | 12-07-2017 |
| ✓90 | A-8.3A | Rev Δ 3 | 12-07-2017 |
| ✓91 | A-8.3B | - | 12-06-2013 ✓ |
| ✓92 | A-8.3D | Rev Δ 3 | 12-07-2017 ✓ |
| ✓93 | A-8.4 | Rev Δ 6 | 04-19-2018 ✓ |
| ✓94 | A-8.4A | Rev Δ 3 | 12-07-2017 ✓ |

Page | 4

Private Provider: Roop Khirsukhani
Florida License No. PE 42242

[Handwritten Signature]
7/24/18

Seal/Signature/Date

SWORN AND SUBSCRIBED before me by Roop Khirsukhani, being personally known to me () or having produced as identification, and who being fully sworn and cautioned, states that the foregoing is true and correct to the best of his/her knowledge and belief.

Benjamin Delval Benjamin Delval 7/24/18
Signature of Notary Print Name Date

Notary Public: NOTARY PUBLIC STAMP BELOW



BENJAMIN ALAIN DELVAL
Commission # GG 186883
Expires December 10, 2021
Bonded thru Budget Notary Services



DOCUMENT VERIFIED

By Heh
Date 8/31/18



Plan number: BD15-009792-001

| | | | |
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| ✓ 95 | A-8.4B | ✓ Rev Δ 3 | 12-07-2017 ✓ |
| ✓ 96 | A-8.5 | ✓ Rev Δ 3 | 12-07-2017 ✓ |
| ✓ 97 | A-8.6 | ✓ Rev Δ 3 | 12-07-2017 ✓ |
| ✓ 98 | A-8.7 | ✓ Rev Δ 3 | 12-07-2017 ✓ |
| ✓ 99 | A-8.8 | ✓ Rev Δ 3 | 12-07-2017 ✓ |
| ✓ 100 | A-9.1 | ✓ Rev Δ 3 | 12-07-2017 ✓ |
| ✓ 101 | A-9.2 | ✓ Rev Δ 3 | 12-07-2017 ✓ |
| ✓ 102 | LS-01 | ✓ Rev Δ 2 | 09-21-2017 ✓ |
| ✓ 103 | LS-02 | ✓ Rev Δ 3 | 12-07-2017 ✓ |
| ✓ 104 | LS-03 | - | 05-29-2015 ✓ |
| ✓ 105 | LS-04 | - | 05-29-2015 ✓ |
| ✓ 106 | LS-05 | ✓ Rev Δ 2 | 09-21-2017 ✓ |
| ✓ 107 | LS-06 | - | 05-29-2015 ✓ |
| 108 | | | |
| 109 | | | |

Page | 5

Private Provider: Roop Khirsukhani
Florida License No. PE 42242

[Handwritten Signature]
7/24/18

Seal/Signature/Date

SWORN AND SUBSCRIBED before me by Roop Khirsukhani, being personally known to me () or having produced as identification, and who being duly sworn and cautioned, states that the foregoing is true and correct to the best of his/her knowledge and belief.

[Handwritten Signature]
Signature of Notary: Benjamin A. Delval Date: 7/24/18
Notary Public: NOTARY PUBLIC STAMP BELOW My Commission Expires: _____



BENJAMIN ALAIN DELVAL
Commission # GG 168683
Expires December 10, 2021
Bonded thru Budget Notary Services

Attachment025



Best Western

Plan number: _____

| | | | |
|----|---------|---------|----------|
| 1 | S-0.0 | Rev Δ 7 | 05-12-17 |
| 2 | S-0.1 | - | 05-29-15 |
| 3 | S-0.2 | Rev Δ 4 | 08-30-16 |
| 4 | S-0.3 | Rev Δ 3 | 02-09-16 |
| 5 | S-0.4 | Rev Δ 6 | 11-14-16 |
| 6 | S-1.00 | Rev Δ 7 | 05-12-17 |
| 7 | S-1.01A | - | 05-29-15 |
| 8 | S-1.01B | - | 05-29-15 |
| 9 | S-1.02A | - | 05-29-15 |
| 10 | S-1.02B | - | 05-29-15 |
| 11 | S-1.03A | - | 05-29-15 |
| 12 | S-1.03B | - | 05-29-15 |
| 13 | S-1.04 | - | 05-29-15 |
| 14 | S-1.05 | - | 05-29-15 |
| 15 | S-1.06 | - | 05-29-15 |
| 16 | S-1.07 | - | 05-29-15 |
| 17 | S-1.08 | - | 05-29-15 |
| 18 | S-2.0 | Rev Δ 6 | 11-14-16 |
| 19 | S-3.0 | Rev Δ 3 | 02-09-15 |
| 20 | S-4.0 | Rev Δ 6 | 11-14-16 |
| 21 | S-4.1 | Rev Δ 6 | 11-14-16 |
| 22 | S-5.0 | - | 05-29-15 |
| 23 | S-5.1 | Rev Δ 2 | 09-30-15 |
| 24 | S-6.0 | - | 05-29-15 |
| 25 | S-6.1 | - | 05-29-15 |
| 26 | S-6.2 | - | 05-29-15 |
| 27 | S-6.3 | - | 05-29-15 |
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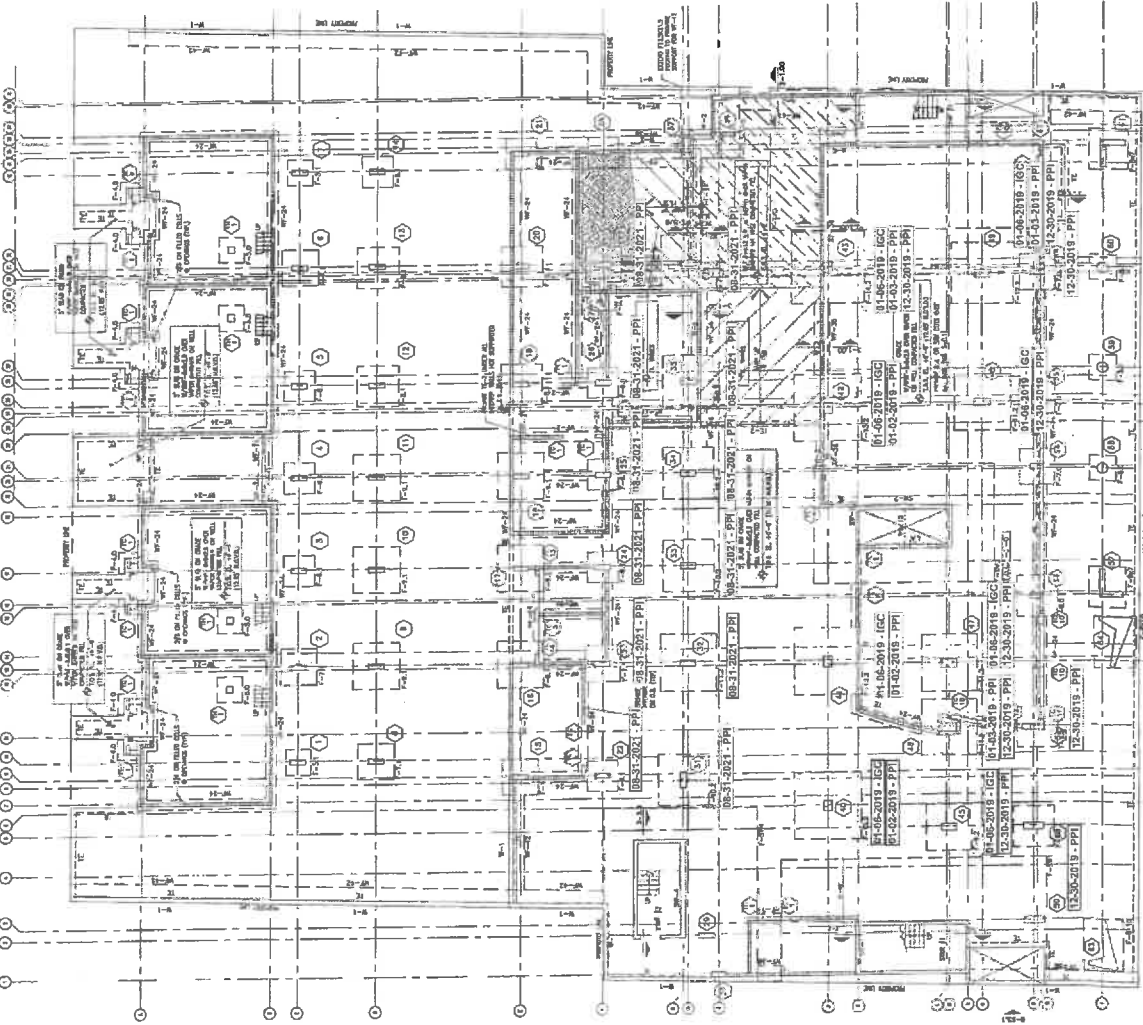
Private Provider: Roop Khirsukhani
 Florida License No. PE 42242

[Handwritten Signature]
 7/16/18

SWORN AND SUBSCRIBED before me by Roop Khirsukhani, being personally known to me () or having produced as identification, and who being fully sworn and cautioned, states that the foregoing is true and correct to the best of his/her knowledge and belief.

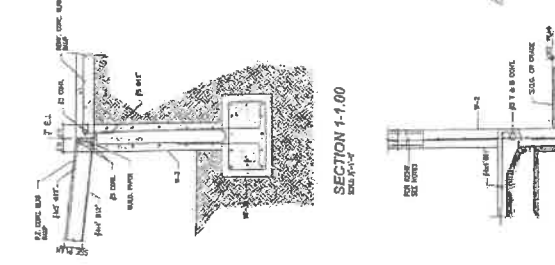
[Handwritten Signature]
 Signature of Notary
 Notary Public
 Melissa Cano
 Print Name
 07/16/18
 Date
 My Commission Expires: _____



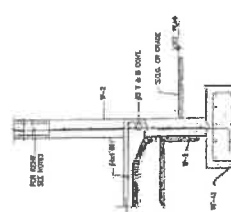


FLOOR NOTES:

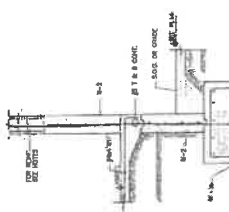
- 1- ALL CONCRETE SHALL BE 4000 PSI COMPRESSIVE STRENGTH WITH 4% STEEL FIBERS. ALL CONCRETE SHALL BE CAST AND FINISHED TO THE FINISH ELEVATION UNLESS OTHERWISE NOTED.
- 2- ALL CONCRETE SHALL BE CAST AND FINISHED TO THE FINISH ELEVATION UNLESS OTHERWISE NOTED.
- 3- ALL CONCRETE SHALL BE CAST AND FINISHED TO THE FINISH ELEVATION UNLESS OTHERWISE NOTED.
- 4- ALL CONCRETE SHALL BE CAST AND FINISHED TO THE FINISH ELEVATION UNLESS OTHERWISE NOTED.
- 5- ALL CONCRETE SHALL BE CAST AND FINISHED TO THE FINISH ELEVATION UNLESS OTHERWISE NOTED.
- 6- ALL CONCRETE SHALL BE CAST AND FINISHED TO THE FINISH ELEVATION UNLESS OTHERWISE NOTED.
- 7- ALL CONCRETE SHALL BE CAST AND FINISHED TO THE FINISH ELEVATION UNLESS OTHERWISE NOTED.
- 8- ALL CONCRETE SHALL BE CAST AND FINISHED TO THE FINISH ELEVATION UNLESS OTHERWISE NOTED.
- 9- ALL CONCRETE SHALL BE CAST AND FINISHED TO THE FINISH ELEVATION UNLESS OTHERWISE NOTED.
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- 11- ALL CONCRETE SHALL BE CAST AND FINISHED TO THE FINISH ELEVATION UNLESS OTHERWISE NOTED.
- 12- ALL CONCRETE SHALL BE CAST AND FINISHED TO THE FINISH ELEVATION UNLESS OTHERWISE NOTED.



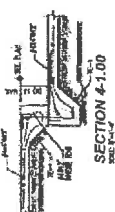
SECTION 1-1.00
SEE PLAN 11-C



SECTION 2-1.00
SEE PLAN 11-C



SECTION 3-1.00
SEE PLAN 11-C

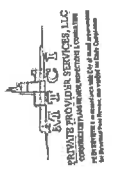


SECTION 4-1.00
SEE PLAN 11-C

PROPOSED BEST WESTERN VIB
1365 SW 22nd Street (Coral Way)
MIAMI, FLORIDA

F. Frances Architecture PLLC
1155 Brickell Bay Dr., Unit 2211
Miami, Florida 33131
Tel: (305) 375-0010

S-1.00
PROJECT NO.
DATE: 01/08/2019
DRAWN BY: A.H. (A.H.)
CHECKED BY: A.H. (A.H.)



THIS DRAWING IS THE PROPERTY OF F. Frances Architecture PLLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR REPRODUCTION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF F. Frances Architecture PLLC IS STRICTLY PROHIBITED. ANY VIOLATION OF THIS POLICY WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

LEGEND:
PPI = PROGRESS OF PARTIAL INSPECTION
ICC = IN GENERAL CONFORMANCE WITH CONTRACT DOCUMENTS

GROUND LEVEL FRAMING & REINFORCING PLAN
DATE: 01/08/2019

Attached: 003



September 10th, 2021

Mr. Maurice L. Pons
 Building Official
 City of Miami Building Department
 444 SW 2nd Ave, 4th Floor
 Miami, Florida, 33130

REF: Corrosion assessment for existing column dowels at Best Western ViB
 BD-15-009792001 B001.
 1265 SW 22nd Street
 Miami, FL

Dear Mr. Pons.

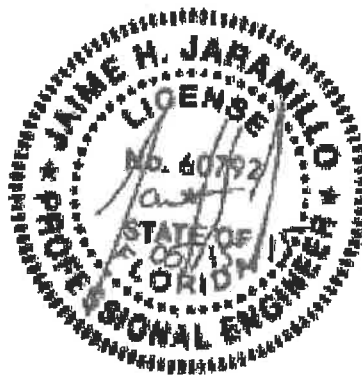
The present letter is to inform that we have reviewed the field measurement of the existing column dowels that have been exposed to corrosion in the project mentioned above (see report by NV5). As of today, based on the report, the existing reinforcing complies with the specified reinforcing for those columns.

The corrosion of the reinforcing would have to be removed before they proceed to form and pour those columns. We recommend that if the rebar would be exposed to corrosion for longer period, those bars be cleaned of corrosion and epoxy coated to protect them from further corrosion. The rebar would have to be evaluated again before the columns are formed and poured.

Please do not hesitate to contact me if you have any comments or concerns.

Sincerely;

Jaime H. Jaramillo P.E.
 B&J Consulting Engineers



Digitally signed
 by Jaime H
 Jaramillo
 Date:
 2021.09.10
 10:15:55 -04'00'



September 10, 2021

Mr. Vincenzo Alaimo
Delia Hospitality, LLC.
7925 NW 12th Street, Suite 401
Doral, Florida 33126

Re: Report for Reinforcing Steel Measurement of Ground Floor Columns
Proposed Best Western VIB
1265 SW 22nd Street
Miami, Florida
NV5 Project No. 15212

Dear Mr. Echezarreta:

We are pleased to submit this letter report in fulfillment of our scope of services described in our Proposal No. 21-0827 dated September 9, 2021. Work was accepted by agreement to our Professional Services Agreement. This letter summarizes reinforcing steel diameter measurements collected from the ground floor columns at the project.

PROJECT INFORMATION

The project address is 1265 SW 22nd Street in Miami, Florida. It is bounded by SW 21st Terrace to the north, by SW 22nd Street to the south, and by single-level commercial developments to the east and west. According to a topographic and boundary survey prepared by Alvarez, Aiguesvives & Associates dated May 28, 2015, site dimensions are approximately 175 feet east-west by 210 feet north-south.

According to a set of architectural plans dated May 29, 2015 prepared by Frances Anillo Toledo, LLC (revision 7 dated 5/12/17), the proposed development will occupy the majority of the site minus setbacks, and will include townhomes, a parking garage, and a 10-level hotel with a 3-level podium. No basement areas are planned for the development and the ground floor slabs are expected to be close to the existing grade.

NV5 performed a geotechnical study for the proposed construction and latest report was titled Revised Report of Subsurface Exploration and Geotechnical Engineering Study, Proposed Best Western VIB, 1265 SW 22nd Street, Miami, Florida, NV5 Project No. 15212, dated July 18, 2016.

Subsequent to our study, we have been retained to perform construction material testing and observations during the foundation work. The project started construction in 2019 and nine (9) footings were poured in January 2020. NV5 inspected and tested the construction of these foundations. Since then, construction stopped and has recently resumed. We understand the City of Miami has requested the exposed reinforcement from the footings poured in 2020 be evaluated by the EOR.

This report provides observations regarding the quantity of reinforcing steel at each one of the columns poured in 2020 as well as diameter measurements of select bars of these columns.

SITE OBSERVATIONS AND MEASUREMENTS

On September 9, 2021, an NV5 inspector visited the site to observe the quantity of reinforcing steel of select columns at the site. These columns correspond to footings identified in the drawings as 40 through 43 and 45 through 49, which were poured in January 2020. During this visit, the inspector also removed any surface corrosion from two (2) bars at depths of 2 and 4 feet from grade prior to measuring the reinforcing steel diameter at these locations. The reinforcing steel bars were selected randomly. Two measurements were collected at each location, for a total of four (4) readings per bar. Photographs of our observations and measurements are included in Appendix A.

The table below provides a summary of all the data collected during our site visit.

| FOOTING NO. | QUANTITY & SIZE OF BARS FROM DRAWINGS | FIELD OBSERVATIONS AND MEASUREMENTS | | | |
|-------------|---------------------------------------|-------------------------------------|-----------------------------------|-----------------------|-------------|
| | | QUANTITY OF BARS INSTALLED | READING HEIGHT FROM GROUND (feet) | BAR DIAMETER (inches) | |
| | | | | 1st Reading | 2nd Reading |
| 40 | 10 #8 | 10 | 1 | 0.948 | 0.950 |
| | | | 3 | 0.944 | 0.938 |
| 41 | 10 #8 | 10 | 2 | 0.947 | 0.963 |
| | | | 4 | 0.953 | 0.985 |
| 42 | 10 #8 | 10 | 2 | 0.944 | 0.941 |
| | | | 4 | 0.922 | 0.953 |
| 43 | 10 #8 | 10 | 2 | 0.938 | 0.952 |
| | | | 4 | 0.962 | 0.979 |
| 45 | 12 #8 | 12 | 2 | 0.975 | 0.964 |
| | | | 4 | 0.959 | 0.950 |
| 46 | 12 #8 | 12 | 2 | 0.941 | 0.953 |
| | | | 4 | 0.966 | 0.949 |
| 47 | 12 #7 | 12 | 2 | 0.868 | 0.839 |
| | | | 4 | 0.836 | 0.842 |
| 48 | 12 #7 | 12 | 1 | 0.833 | 0.832 |
| | | | 3 | 0.830 | 0.838 |
| 49 | 12 #8 | 12 | 2 | 0.945 | 0.976 |
| | | | 4 | 0.947 | 0.940 |

The tests were performed in general accordance with the procedures described above. A criterion for review of the test results was not provided. The structural engineer should review the data presented herein and issue a final determination regarding the structural integrity of the steel and compliance with the project design.

NIV5

CONSTRUCTION QUALITY ASSURANCE - INFRASTRUCTURE - ENERGY - PROGRAM MANAGEMENT ENVIRONMENTAL

Attachment031

Mr. Vincenzo Alaimo
Delia Hospitality, LLC
Best Western VIB - Reinforcing Steel Measurements of Ground Floor Columns

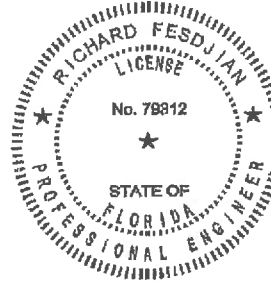
September 10, 2021
Page 3
NV5 Project No. 15212

CLOSURE

We trust this letter provides the information required at this time. If you have questions about information contained in this report please do not hesitate to contact the writer at 305.901-1921.

Sincerely,
NV5, Inc.

Richard Fesdjian, P.E.
Senior Project Manager
Florida License No. 79312



This document has been digitally signed and sealed by:

Richard Fesdjian richard.fesdjian@nv5.com
2021.09.10 08:21:05-0400

Printed copies of this document are not considered signed and sealed, and the signature must be verified on any electronic copies

Attachments: Appendix A - Photographs of Ground Floor Column Reinforcing Steel Measurements

Distribution: Copy to Addressee via E-mail
Copy to NV5 Project File

F:\DOC\NV5 Reports\15212_Best Western VIB rebar diameter measurements_1285 SW 22nd Street Miami _Alaimo Construction_09-10-2021.docx

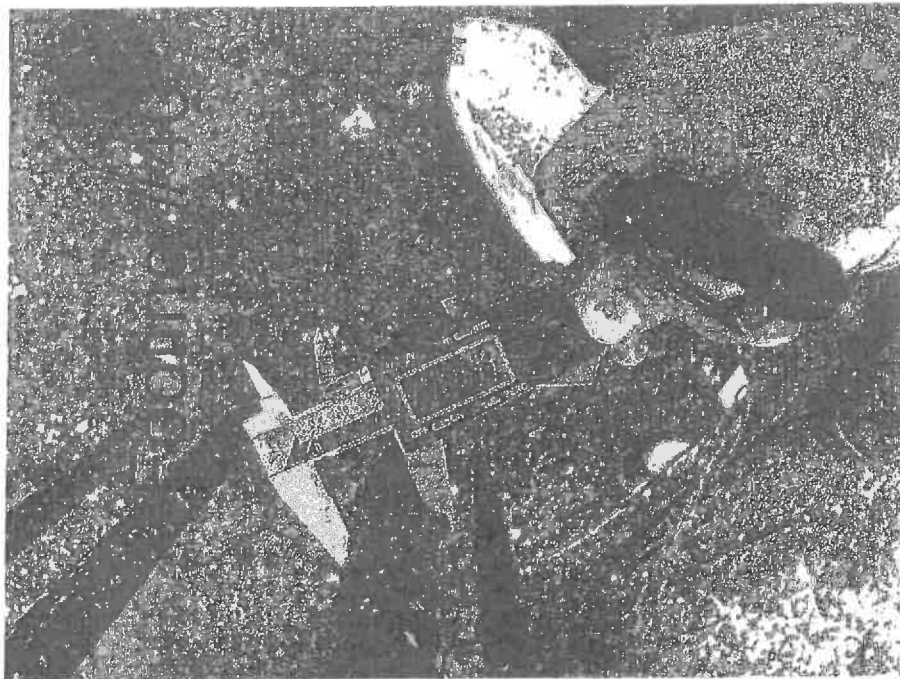
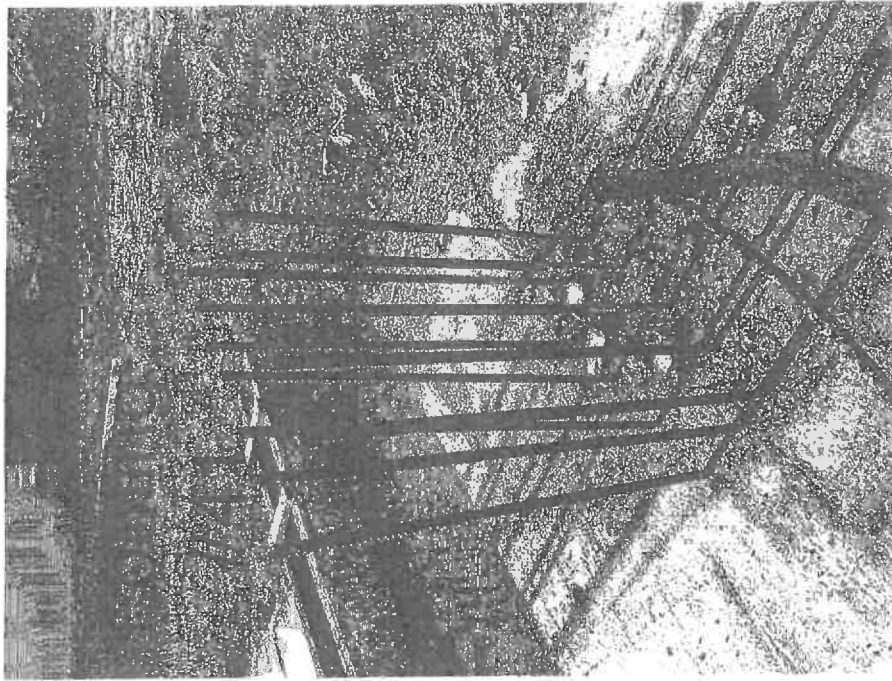
NV5

CONSTRUCTION QUALITY ASSURANCE - INFRASTRUCTURE - ENERGY - PROGRAM MANAGEMENT - ENVIRONMENTAL

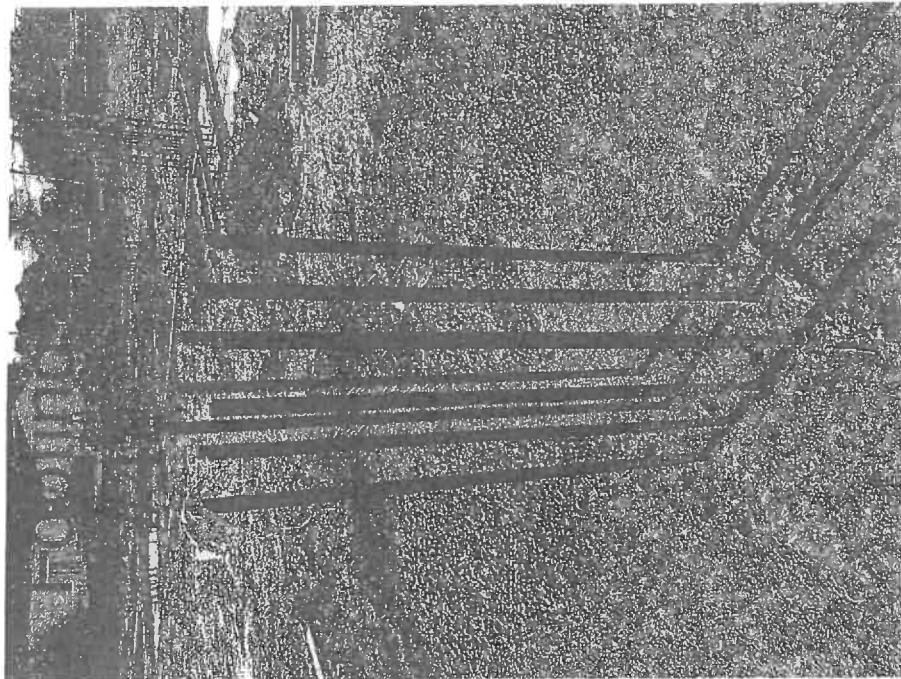
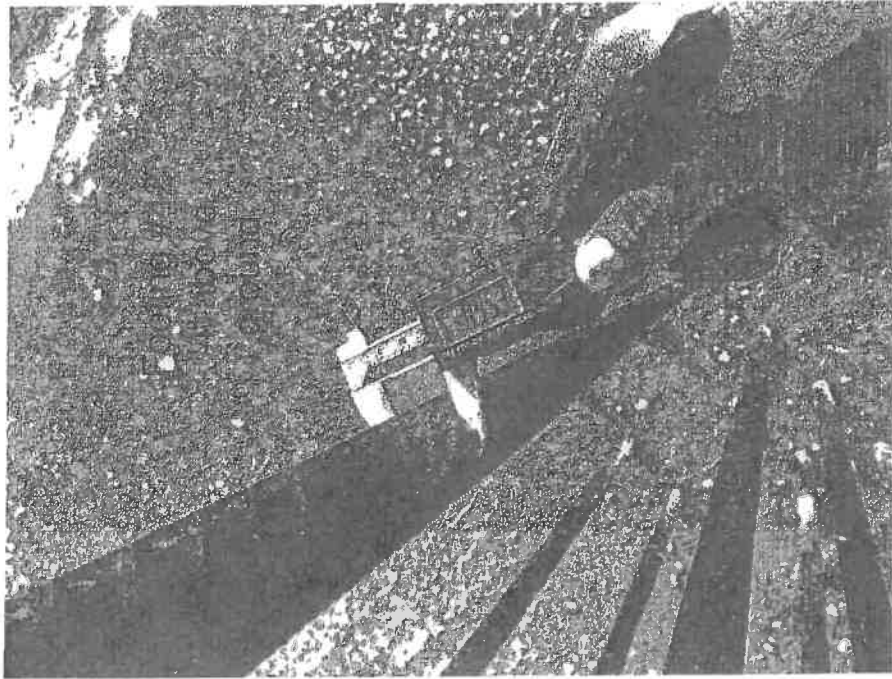
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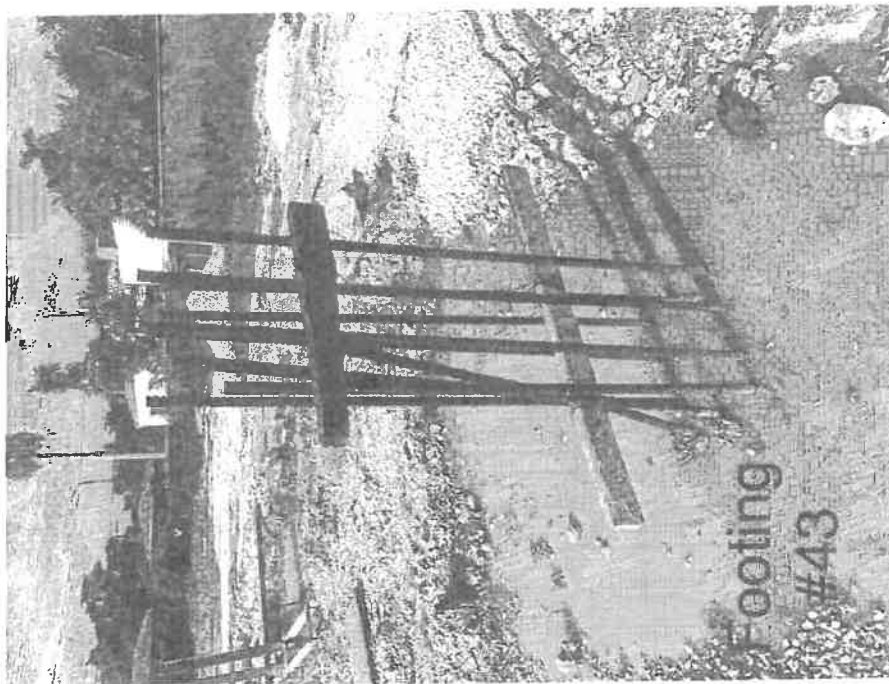
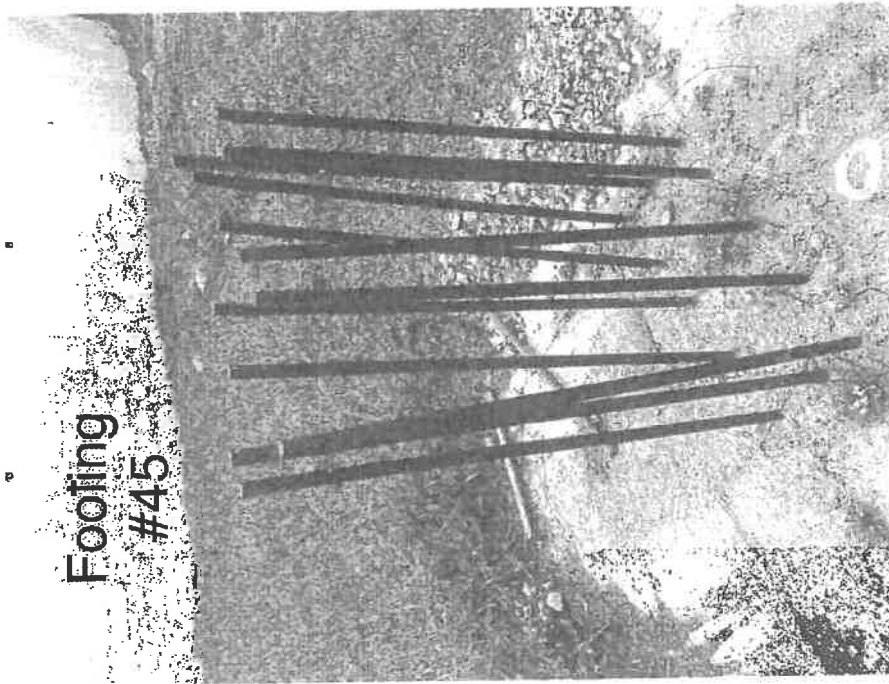
APPENDIX A

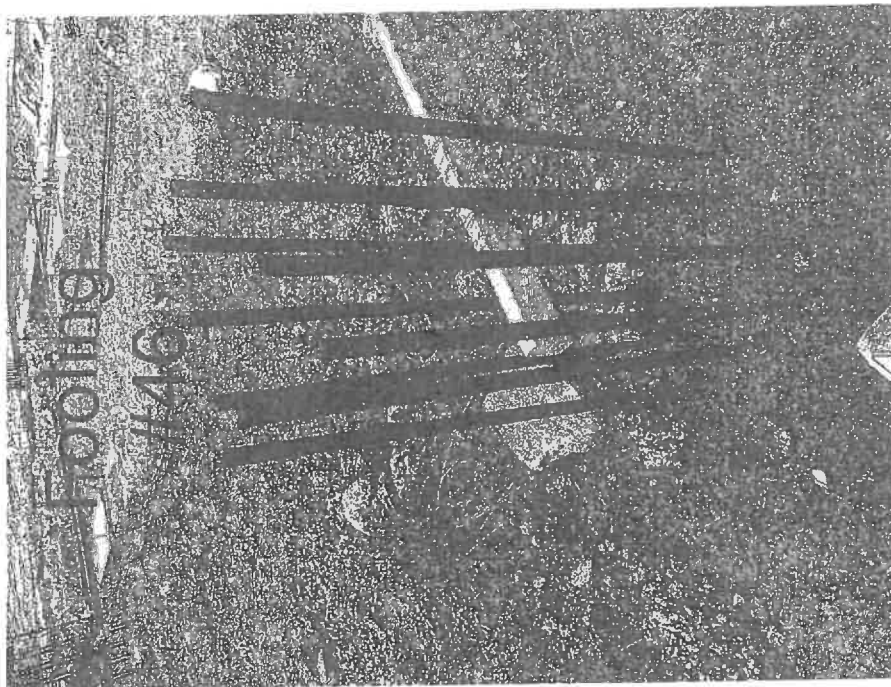
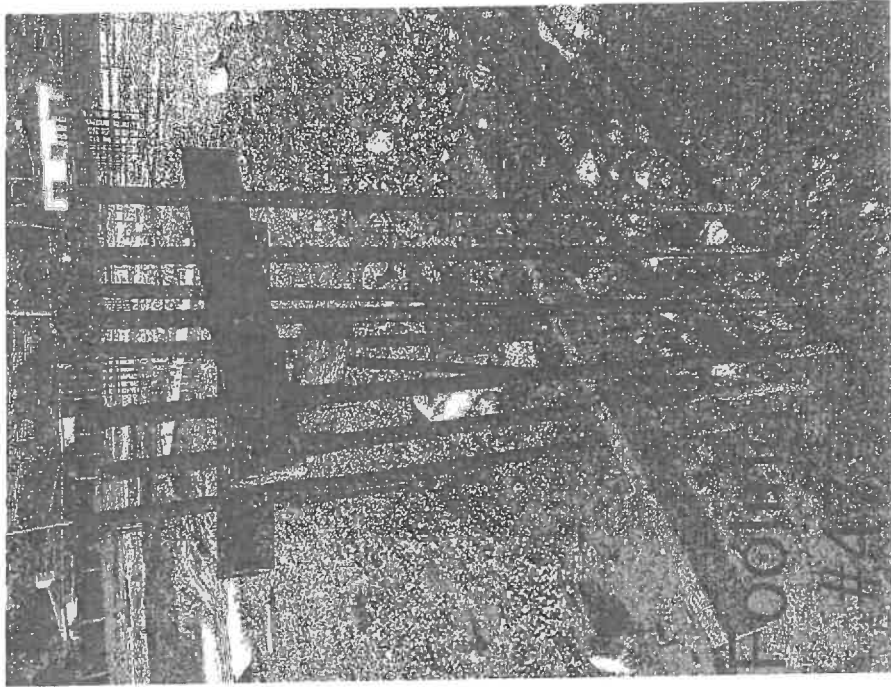
PHOTOGRAPHS OF GROUND FLOOR COLUMN REINFORCING STEEL
MEASUREMENTS

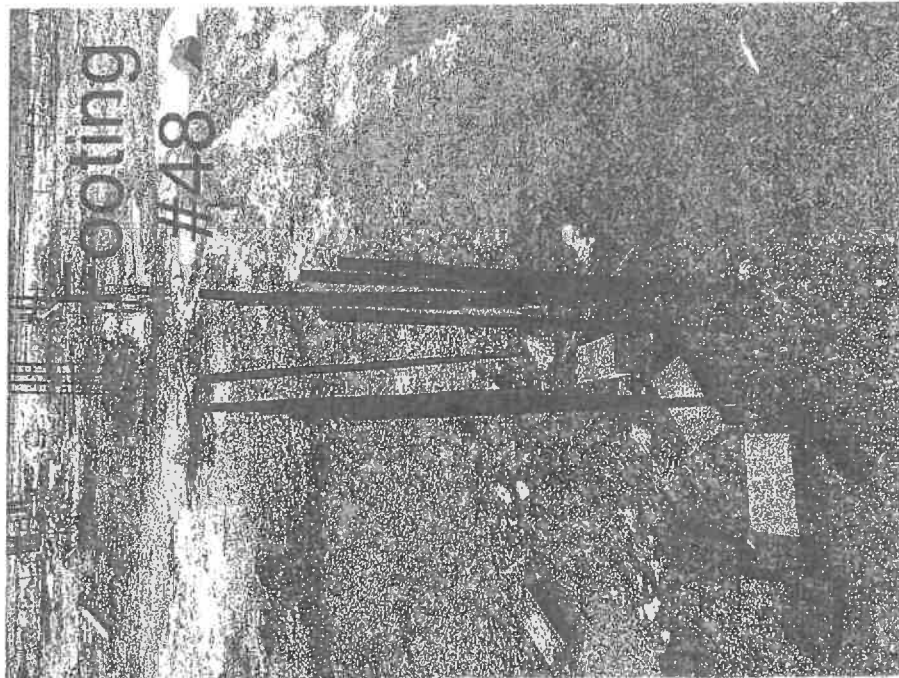
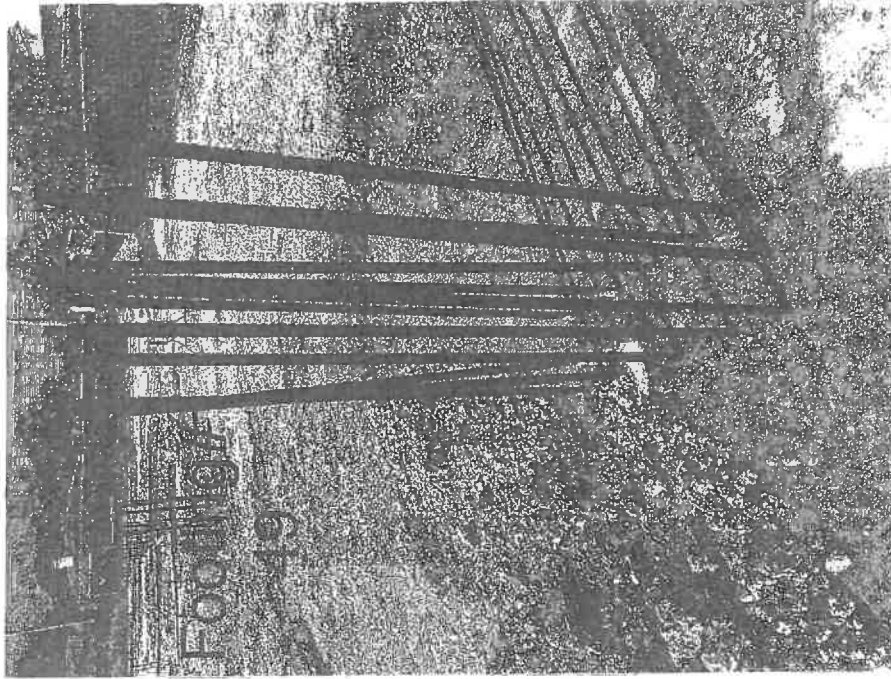


Attachment034









iBuild Miami 1265 SW 22 ST



10/28/2022 1:56 PM



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Review Results: BD15-009796-001 (1265 SW 22 ST)

[General](#) | [Plan History](#) | [Review Status](#) | [Result/Remarks](#) | [Work Items](#) | [AOR/EOR](#) | [Contacts](#) | [Contractors](#) | [P&Z](#) | [Shop Drawings](#)

[Fees](#) | [Events](#)

| Date | Plan Status | Plan Status Reason |
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| Jul/14/2015 15:12:00 | Incomplete | Application Intake has not been completed |
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| Jul/14/2015 15:14:00 | Incomplete | Change of Scope of Work |
| Jul/15/2015 10:04:00 | Incomplete | Change of Scope of Work |
| Jul/15/2015 10:04:00 | Pending | Plan Acceptance pending |
| Jul/28/2015 15:44:00 | Active | Ready for reviews |
| Jul/30/2015 12:17:00 | Active | Ready for reviews |
| Jul/30/2015 12:18:00 | Active | Ready for reviews |
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| Jun/12/2017 10:31:00 | Approved | Plan Approved |
| Jun/12/2017 10:31:00 | Permit Issued | Permit Issued |
| Jun/04/2019 00:10:00 | Revoked | Master permit revoked |



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Review Results: BD15-012933-001 (1265 SW 22 ST)

| General | Plan History | Review Status | Result/Remarks | Work Items | AOR/EOR | Contacts | Contractors | P&Z | Shop Drawings | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|---------------|---|----------------|------------|---------|----------|-------------|-----|---------------|------|-------------|--------------------|----------------------|------------|---|----------------------|------------|---|----------------------|---------|-------------------------|----------------------|--------|-------------------|----------------------|--------|-------------------|----------------------|--------|-------------------|----------------------|--------|-------------------|----------------------|--------|-------------------|----------------------|--------|-------------------|----------------------|--------|-------------------|----------------------|--------|-------------------|----------------------|--------|-------------------|----------------------|--------|---------------|----------------------|----------|---------------|----------------------|---------------|---------------|----------------------|---------|-----------------------|
| <table border="1"> <thead> <tr> <th>Date</th> <th>Plan Status</th> <th>Plan Status Reason</th> </tr> </thead> <tbody> <tr> <td>Sep/14/2015 11:00:00</td> <td>Incomplete</td> <td>Application Intake has not been completed</td> </tr> <tr> <td>Sep/14/2015 11:02:00</td> <td>Incomplete</td> <td>Application Intake has not been completed</td> </tr> <tr> <td>Sep/14/2015 11:02:00</td> <td>Pending</td> <td>Plan Acceptance pending</td> </tr> <tr> <td>Feb/09/2016 15:27:00</td> <td>Active</td> <td>Ready for reviews</td> </tr> <tr> <td>Feb/09/2016 16:23:00</td> <td>Active</td> <td>Ready for reviews</td> </tr> <tr> <td>Feb/09/2016 16:24:00</td> <td>Active</td> <td>Ready for reviews</td> </tr> <tr> <td>May/11/2016 10:37:00</td> <td>Active</td> <td>Ready for reviews</td> </tr> <tr> <td>May/13/2016 10:54:00</td> <td>Active</td> <td>Ready for reviews</td> </tr> <tr> <td>May/13/2016 10:58:00</td> <td>Active</td> <td>Ready for reviews</td> </tr> <tr> <td>May/23/2016 14:21:00</td> <td>Active</td> <td>Ready for reviews</td> </tr> <tr> <td>May/23/2016 14:24:00</td> <td>Active</td> <td>Ready for reviews</td> </tr> <tr> <td>May/23/2016 14:30:00</td> <td>Active</td> <td>Ready for reviews</td> </tr> <tr> <td>May/25/2016 08:19:00</td> <td>Active</td> <td>Plan Approved</td> </tr> <tr> <td>May/25/2016 08:19:00</td> <td>Approved</td> <td>Plan Approved</td> </tr> <tr> <td>May/25/2016 08:19:00</td> <td>Permit Issued</td> <td>Permit Issued</td> </tr> <tr> <td>Jan/31/2019 12:43:00</td> <td>Revoked</td> <td>Master permit revoked</td> </tr> </tbody> </table> | | | | | | | | | | Date | Plan Status | Plan Status Reason | Sep/14/2015 11:00:00 | Incomplete | Application Intake has not been completed | Sep/14/2015 11:02:00 | Incomplete | Application Intake has not been completed | Sep/14/2015 11:02:00 | Pending | Plan Acceptance pending | Feb/09/2016 15:27:00 | Active | Ready for reviews | Feb/09/2016 16:23:00 | Active | Ready for reviews | Feb/09/2016 16:24:00 | Active | Ready for reviews | May/11/2016 10:37:00 | Active | Ready for reviews | May/13/2016 10:54:00 | Active | Ready for reviews | May/13/2016 10:58:00 | Active | Ready for reviews | May/23/2016 14:21:00 | Active | Ready for reviews | May/23/2016 14:24:00 | Active | Ready for reviews | May/23/2016 14:30:00 | Active | Ready for reviews | May/25/2016 08:19:00 | Active | Plan Approved | May/25/2016 08:19:00 | Approved | Plan Approved | May/25/2016 08:19:00 | Permit Issued | Permit Issued | Jan/31/2019 12:43:00 | Revoked | Master permit revoked |
| Date | Plan Status | Plan Status Reason | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Sep/14/2015 11:00:00 | Incomplete | Application Intake has not been completed | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| Feb/09/2016 15:27:00 | Active | Ready for reviews | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| Feb/09/2016 16:24:00 | Active | Ready for reviews | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| May/11/2016 10:37:00 | Active | Ready for reviews | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| May/13/2016 10:54:00 | Active | Ready for reviews | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| May/13/2016 10:58:00 | Active | Ready for reviews | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| May/23/2016 14:21:00 | Active | Ready for reviews | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| May/23/2016 14:24:00 | Active | Ready for reviews | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| May/23/2016 14:30:00 | Active | Ready for reviews | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| May/25/2016 08:19:00 | Active | Plan Approved | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| May/25/2016 08:19:00 | Approved | Plan Approved | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| May/25/2016 08:19:00 | Permit Issued | Permit Issued | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Jan/31/2019 12:43:00 | Revoked | Master permit revoked | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

EXHIBIT "D"

From: vincenzo alaimo <vincenzo.alaimo@mac.com>
Sent: Tuesday, September 20, 2016 6:55 PM
To: Cejas, Devin <DCejas@miamigov.com>
Cc: Ben Fernandez <BFernandez@brzoninglaw.com>; Garcia, Francisco <fgarcia@miamigov.com>; Susana Muchacho <alaimoconsulting@gmail.com>
Subject: Re: 1249 SW 22 Street

Thank you Devin.

Sent from my iPhone

On Sep 20, 2016, at 6:35 PM, Cejas, Devin <DCejas@miamigov.com> wrote:

Yes confirmed. Pursuant to chronology of events below more specific to the date initial resolution was entered with Clerk, which has been confirmed. This initial date rectifies previous chronological time lines provided. In addition a Phase Permit is considered a Building Permit and was obtained within the allotted time.

Devin Cejas
Zoning Administrator
Planning and Zoning Department
City of Miami
<image001.jpg>
305-416-1488

From: Ben Fernandez [mailto:BFernandez@brzoninglaw.com]
Sent: Tuesday, September 13, 2016 3:39 PM

To: Cejas, Devin <DCejas@miamigov.com>
Cc: Garcia, Francisco <fgarcia@miamigov.com>; Calaimo@Cantv.net; W Vicente Alaimo <vincenzo.alaimo@mac.com>; Susana Muchacho <alaimoconsulting@gmail.com>
Subject: Re: 1249 SW 22 Street

Devin, we would appreciate your confirming, as you indicated to me yesterday, that you agree that the project may continue to be reviewed, based on the precious extensions, under Ordinance 11000.

Please advise.

Thank you,

Ben Fernandez

Sent from my iPhone

On Sep 6, 2016, at 2:23 PM, Ben Fernandez <BFernandez@brzoninglaw.com> wrote:

Thank you for your time this morning Devin. We would appreciate your confirmation that the project may continue to be reviewed by your Department under the extension based on the chronology provided.

I am also providing you with a copy of the impact fee receipt, in the amount of \$950,707.59, which shows that all impact fees are paid. Also the tree permit fees have been paid.

We look forward to your response.

Regards,

| Bio | Vcard |
|---|-------|
| <p>BEN FERNANDEZ, ESQ.</p> <p>Bercow Radell & Fernandez 200 South Biscayne Boulevard, Suite 850 Miami, FL 33131</p> <p>305.377.6235 Office 305.978.2866 Cell 305.377.6222 Fax bfernandez@brzoninglaw.com</p> | |
| <p>www.brzoninglaw.com</p> | |

The information contained in this electronic message is privileged and confidential and is intended only for the use of the individual named above and others who have been specifically authorized to receive it. If the recipient is not the intended recipient, you are hereby notified that any dissemination, distribution or duplication of the communication is strictly prohibited. If you have received this communication in error, or if any problems occur with transmission, please immediately notify us by telephone (305) 374-5300.

From: Ben Fernandez
Sent: Friday, August 19, 2016 5:07 PM
To: Cejas, Devin <DCejas@miamigov.com>
Cc: 'Garcia, Francisco' <fgarcia@miamigov.com>; 'Calaimo@Cantv.net' <Calaimo@Cantv.net>; W Vicente Alaimo <vincenzo.alaimo@mac.com>; Susana Muchacho <alaimoconsulting@gmail.com>
Subject: 1249 SW 22 Street

Mr. Cejas, as per your request, attached are the elevation for the referenced hotel project and below is the chronology of approvals:

Resolution ZB-R-09-0053 approved the Exception on September 21, 2009 and the resolution was executed by the Clerk on October 9, 2009.

Resolution PZAB-R-10-030 extended the Exception for 12 months.

January 5, 2011 the Exception was extended for 2 years pursuant to State of Florida Jobs Bill (SB1752).

November 7, 2012 the Exception was extended for 2 years again pursuant to SB1752.

November 18, 2015 the Exception was extended for 6 month plus 60 days pursuant to Florida Executive Order 15-173 (EO 15-173)

In total the Exception was extended a total of 5 years plus 6 months and 60 days from the date that it became final on October 9, 2009 or until June 9, 2016.

On May 25, 2016 the project was issued a foundation permit (attached).

Based on the foregoing, we would respectfully request that you confirm that the project is to continue to be reviewed by your Department under Ordinance 11000.

Thank you for your attention to this matter.

Bio

Vcard

BEN FERNANDEZ, ESQ.

Bercow Radell & Fernandez
200 South Biscayne Boulevard, Suite 850
Miami, FL 33131

305.377.6235 | Office
305.978.2866 | Cell
305.377.6222 | Fax
bfernandez@brzoninglaw.com

www.brzoninglaw.com

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<Best Western-Impact Fees.pdf>

iBuild Miami | 1265 SW 22 ST



Review Results: BD15-009792-001 (1265 SW 22 ST)

| General | | Plan History | Review Status | Result/Remarks | Work Items | AOR/EOR | Contacts | Contractors | P&Z | Shop Drawings | |
|------------------------------------|----------|--------------|---------------|----------------|-------------------|---------|----------|-------------|-----|---------------|--|
| Fees | | Events | | | | | | | | | |
| Discipline | Status | Reviewer | Date In | Time In | Complete | | | | | | |
| (B) - BUILDING | Approved | MCh | Aug/28/2018 | 09:02 | Aug/31/2018 11:54 | | | | | | |
| (E) - ELECTRICAL | Approved | JoS | | | Aug/06/2018 09:26 | | | | | | |
| (F) - FIRE | Approved | GuB | | | Oct/03/2018 07:00 | | | | | | |
| (FP) - FLOOD PLAIN | Approved | GMa | Dec/28/2017 | 09:03 | Sep/19/2018 13:59 | | | | | | |
| (FQC) - FINAL QUALITY CHECK | Approved | RiG | Oct/11/2018 | 09:35 | Oct/11/2018 09:50 | | | | | | |
| (L) - ENVIRONMENTAL RESOURCES | Approved | DD | Sep/06/2018 | 14:12 | Sep/06/2018 14:15 | | | | | | |
| (MA) - MECHANICAL | Approved | RMS | Aug/02/2018 | 13:58 | Aug/02/2018 14:03 | | | | | | |
| (P) - PLUMBING | Approved | NC | | | Aug/27/2018 10:37 | | | | | | |
| (PP) - PRIVATE PROVIDER ACCEPTANCE | Approved | MCh | | | Aug/31/2018 12:00 | | | | | | |
| (PS) - PLANNING 11000 PERMITS | Approved | JoE | | | Jul/28/2017 09:10 | | | | | | |
| (PW) - PUBLIC WORKS | Approved | IV | | | May/01/2018 10:11 | | | | | | |
| (S) - STRUCTURAL | Approved | WH | Aug/15/2018 | 10:32 | Aug/23/2018 09:42 | | | | | | |
| (Z) - ZONING | Approved | CT | Jul/21/2017 | 15:11 | | | | | | | |

Print

B.O.
10/14

B & J Consulting Eng. , Inc.
7955 NW 12th Street, Suite 418, Doral, FL 33126
Ph (786) 703-9245

REPORT ON THRESHOLD INSPECTION

| | | |
|--------------------|---------------------------------|------------------------------|
| Date: | 9/1/2021 11:00 AM | Report No: 6 |
| Project Name: | The Boulevard | Permit No: BD15009792001B001 |
| Client: | DELIA HOSPITALITY LLC. | Project No: |
| Address: | 1265 SW 22ND STREET (Coral Way) | City, State: Miami, FL 33145 |
| Contractor: | Aries Link LLC | Weather: Sunny |
| Special Inspector: | Jaime H Jaramillo | Florida Reg: 60792 |

In accordance with your request and authorization, we visited the job site to continue monitoring the construction progress of the structural components. The following items were observed.

| Item | Component Inspected | Level | Location | Type of Inspection | Result |
|------|---------------------|--------|----------|--------------------|--------|
| 1 | F11.2 @ C36 | Ground | E-G/8-30 | Rebar | IGC |
| 2 | F10.2 @ C35 | Ground | E-G/8-30 | Rebar | IGC |
| 3 | F10.2 @ C34 | Ground | E-G/8-30 | Rebar | IGC |
| 4 | F10.2 @ C33 | Ground | E-G/8-30 | Rebar | IGC |
| 5 | F11.2 @ C32 | Ground | E-G/8-30 | Rebar | IGC |
| 6 | F10.2 @ C31 | Ground | E-G/8-30 | Rebar | IGC |
| 7 | F7.1 @ C27 | Ground | E-G/8-30 | Rebar | IGC |
| 8 | F6.1 @ C26 | Ground | E-G/8-30 | Rebar | IGC |
| 9 | F6.1 @ C25 | Ground | E-G/8-30 | Rebar | IGC |
| 10 | F6.1 @ C24 | Ground | E-G/8-30 | Rebar | IGC |
| 11 | F7.1 @ C23 | Ground | E-G/8-30 | Rebar | IGC |
| 12 | F6.1 @ C22 | Ground | E-G/8-30 | Rebar | IGC |
| 13 | | | | | |

Letter code used for results

IGC = In General Conformance with Contract Documents. NIC = Not In Compliance with the Contract Documents. PRR = Pending Required Repair. PRC = Pending Required Correction. PPI = Progress or Partial Inspection

| |
|-----------------------------------|
| Deficiencies or deviations |
| |
| |
| |

Threshold Inspector

JH
Jaime H. Jaramillo
Florida Reg. No. 60792



Wilson Olarte

Wilson Olarte.
Field Representative

B & J Consulting Eng. , Inc.
 7955 NW 12th Street, Suite 418, Doral, FL 33126
 Ph (786) 703-9245

REPORT ON THRESHOLD INSPECTION

| | | | |
|---------------------------|---------------------------------|---------------------|-------------------|
| Date: | 8/31/2021 7:00 AM | Report No: | 5 |
| Project Name: | The Boulevard | Permit No: | BD15009792001B001 |
| Client: | DELIA HOSPITALITY LLC. | Project No: | |
| Address: | 1265 SW 22ND STREET (Coral Way) | City, State: | Miami. FL 33145 |
| Contractor: | Arles Link LLC | Weather: | Sunny |
| Special Inspector: | Jaime H Jaramillo | Florida Reg: | 80792 |

In accordance with your request and authorization, we visited the job site to continue monitoring the construction progress of the structural components. The following items were observed.

| Item | Component Inspected | Level | Location | Type of Inspection | Result |
|------|---------------------|--------|----------|--------------------|--------|
| 1 | F11.2 @ C36 | Ground | E-G/8-30 | Rebar | PPI |
| 2 | F10.2 @ C35 | Ground | E-G/8-30 | Rebar | PPI |
| 3 | F10.2 @ C34 | Ground | E-G/8-30 | Rebar | PPI |
| 4 | F10.2 @ C33 | Ground | E-G/8-30 | Rebar | PPI |
| 5 | F11.2 @ C32 | Ground | E-G/8-30 | Rebar | PPI |
| 6 | F10.2 @ C31 | Ground | E-G/8-30 | Rebar | PPI |
| 7 | F7.1 @ C27 | Ground | E-G/8-30 | Rebar | PPI |
| 8 | F6.1 @ C26 | Ground | E-G/8-30 | Rebar | PPI |
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| 12 | F6.1 @ C22 | Ground | E-G/8-30 | Rebar | PPI |
| 13 | | | | | |

Letter code used for results

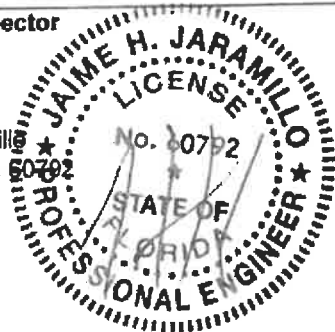
IGC = In General Conformance with Contract Documents. NIC = Not In Compliance with the Contract Documents. PRR = Pending Required Repair. PRC = Pending Required Correction. PPI = Progress or Partial Inspection

| |
|-----------------------------------|
| Deficiencies or deviations |
| |
| |
| |

Threshold Inspector

JH

Jaime H. Jaramillo
 Florida Reg. No. 80792



Wilson Olarte

Wilson Olarte.
 Field Representative



DOCUMENT VERIFICATION
 City of Miami
 BUILDING DEPARTMENT



SPECIAL INSPECTOR
For Threshold Buildings

By WJM
 Date 8/23/11

Rev. 12-08-2014

I, JAIME H JARAMILLO have been retained by _____, the owner of the property referenced below, to perform Threshold Inspection services pursuant to the Florida Building Code, Section 110.3.7, at the project located at 1265 SW 22nd Street as required by Florida Statute 553.79(7).

I am a registered Architect or Professional Engineer licensed in the State of Florida, and I also possess a Special Inspector license (SI).

Florida PE# 60792 SI# 7025322

Florida RA# _____ SI# 9792

PERMIT APPLICATION/ PROCESS NUMBERS: BD-15-009795-001

The following individual(s) are employed by me or my firm, and my are authorized representatives to perform inspections.*

- | | |
|-----------------------------|-------------------------|
| 1. <u>NICOLAS JARAMILLO</u> | 2. <u>WILSON OLARTE</u> |
| 3. <u>JUAN MALHAM</u> | 4. <u>WOLFGAN RIOS</u> |

* Special Inspector for Threshold Buildings utilizing authorized representatives shall insure that the Authorized Representative is qualified by education or licensure to perform the duties assigned by the Special Inspector. The qualifications shall include licensure as a Registered Architect or Professional Engineer; graduation from an engineering education program in civil or structural engineering; graduation from an architectural education program; successful completion of the NCEES Fundamentals Examination; or registration as a standard building inspector under Florida Statutes, Chapter 468,

I (we) will notify the City of Miami of any changes regarding authorized personnel performing inspections.

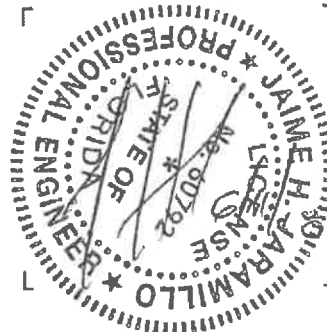
I (we) understand that a Special Inspector inspection log for each building must be displayed in a convenient location on the site for reference by the City of Miami Building Department Inspector.

Upon completion of the work under each Building Permit, I will submit to the Building Inspector at the time of final inspection the completed inspection logs and a sealed statement indicating that, to the best of my knowledge, belief and professional judgment the project outlined above was built in compliance with the Florida Building Code, and are in substantial compliance with Building Department approved set of plans.

Seal/Signature/Date

Architect / Engineer

Name (print): JAIME H JARAMILLO
 Firm: B&J CONSULTING ENGINEERS, INC
 Address: 7955 NW 12TH STREET, S-418, DORAL, FL, 33126
 Telephone: (786) 703-9243





Digitally signed by
Jaime H Jaramillo
Date: 2021.09.09
15:18:19 -04'00'

City of Miami
BUILDING DEPARTMENT



SPECIAL INSPECTOR
For Threshold Buildings

Rev. 12-08-2014

I, JAIME H JARAMILLO have been retained by DELIA HOSPITALITY, LLC the owner of the property referenced below, to perform Threshold Inspection services pursuant to the Florida Building Code, Section 110.3.7, at the project located at 1265 SW 22nd Street as required by Florida Statute 553.79(7).

I am a registered Architect or Professional Engineer licensed in the State of Florida, and I also possess a Special Inspector license (SI).

Florida PE# 60792 SI# 7025322

Florida RA# _____ SI# _____

PERMIT APPLICATION/ PROCESS NUMBERS: BD-15-009796-001

The following individual(s) are employed by me or my firm, and my are authorized representatives to perform inspections.*

- | | |
|-----------------------------|-------------------------|
| 1. <u>NICOLAS JARAMILLO</u> | 2. <u>WILSON OLARTE</u> |
| 3. <u>JUAN MALHAM</u> | 4. <u>WOLFGAN RIOS</u> |

** Special Inspector for Threshold Buildings utilizing authorized representatives shall insure that the Authorized Representative is qualified by education or licensure to perform the duties assigned by the Special Inspector. The qualifications shall include licensure as a Registered Architect or Professional Engineer; graduation from an engineering education program in civil or structural engineering; graduation from an architectural education program; successful completion of the NCEES Fundamentals Examination; or registration as a standard building inspector under Florida Statutes, Chapter 468.*

I (we) will notify the City of Miami of any changes regarding authorized personnel performing inspections.

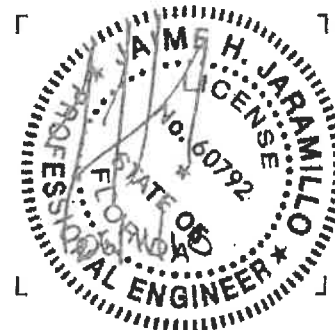
I (we) understand that a Special Inspector Inspection log for each building must be displayed in a convenient location on the site for reference by the City of Miami Building Department Inspector.

Upon completion of the work under each Building Permit, I will submit to the Building Inspector at the time of final inspection the completed inspection logs and a sealed statement indicating that, to the best of my knowledge, belief and professional judgment the project outlined above was built in compliance with the Florida Building Code, and are in substantial compliance with Building Department approved set of plans.

Seal/Signature/Date

Architect / Engineer

Name (print): JAIME H JARAMILLO
Firm: B&J CONSULTING ENGINEERS, INC
Address: 7955 NW 12TH STREET, S-418, DORAL, FL, 33126
Telephone: (786) 703-9243





September 10th, 2021

Mr. Maurice L. Pons
Building Official
City of Miami Building Department
444 SW 2nd Ave, 4th Floor
Miami, Florida, 33130

REF: Corrosion assessment for existing column dowels at Best Western ViB
BD-15-009792001 B001.
1265 SW 22nd Street
Miami, FL

Dear Mr. Pons.

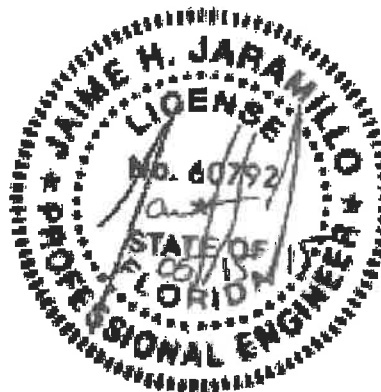
The present letter is to inform that we have reviewed the field measurement of the existing column dowels that have been exposed to corrosion in the project mentioned above (see report by NV5). As of today, based on the report, the existing reinforcing complies with the specified reinforcing for those columns.

The corrosion of the reinforcing would have to be removed before they proceed to form and pour those columns. We recommend that if the rebar would be exposed to corrosion for longer period, those bars be cleaned of corrosion and epoxy coated to protect them from further corrosion. The rebar would have to be evaluated again before the columns are formed and poured.

Please do not hesitate to contact me if you have any comments or concerns.

Sincerely;

Jaime H. Jaramillo P.E.
B&J Consulting Engineers



Digitally signed
by Jaime H
Jaramillo
Date:
2021.09.10
10:15:55 -04'00'

B & J Consulting Eng. , Inc.
 7955 NW 12th Street, Suite 418, Doral, FL 33126
 Ph (786) 703-9245

REPORT ON THRESHOLD INSPECTION

| | | |
|--------------------|---|------------------------------|
| Date: | 12/30/2019 4:00 PM | Report No: 1 |
| Project Name: | Best Western ViB. | Permit No: BD15009792001B001 |
| Client: | DELIA HOSPITALITY LLC. | Project No: |
| Address: | 1265 SW 22 nd Street (Coral Way) | City, State: Miami. FI 33145 |
| Contractor: | Delant Construction Co. | Weather: Sunny |
| Special Inspector: | Jaime H Jaramillo | Florida Reg: 60792 |

In accordance with your request and authorization, we visited the job site to continue monitoring the construction progress of the structural components. The following items were observed.

| Item | Component Inspected | Level | Location | Type of inspection | Result |
|------|---------------------|--------|----------|--------------------|--------|
| 1 | F14.2 @ C43 | Ground | J/30 | Rebar | PPI |
| 2 | F12.2 @ C49 | Ground | C-E/4-10 | Rebar | PPI |
| 3 | F7.0 @ C56 | Ground | C-F/8 | Rebar | PPI |
| 4 | F11.2 @ C48 | Ground | 0/24 | Rebar | PPI |
| 5 | F11.2 @ C46/TC10 | Ground | M/11 | Rebar | PPI |
| 6 | F11.2 @ C47 | Ground | M/13 | Rebar | PPI |
| 7 | F8.0 @ C52 | Ground | P/11 | Rebar | PPI |
| 8 | F8.0 @ C50 | Ground | P/5 | Rebar | PPI |
| 9 | F9.2 @ C45 | Ground | M/5 | Rebar | PPI |
| 10 | | | | | |
| 11 | | | | | |
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| 13 | | | | | |

Letter code used for results

IGC = In General Conformance with Contract Documents. NIC = Not In Compliance with the Contract Documents. PRR = Pending Required Repair. PRC = Pending Required Correction. PPI = Progress or Partial Inspection

Deficiencies or deviations

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Threshold Inspector


 Jaime H. Jaramillo
 Florida Reg. No. 60792



Wilson Olarte.
 Field Representative



Digitally signed by
 Jaime H Jaramillo
 Date:
 2021.09.10
 10:13:36
 -04'00'

B & J Consulting Eng. , Inc.
 7955 NW 12th Street, Suite 418, Doral, FL 33126
 Ph (786) 703-9245

REPORT ON THRESHOLD INSPECTION

| | | | |
|---------------------------|---|---------------------|-------------------|
| Date: | 1/2/2019 4:00 PM | Report No: | 2 |
| Project Name: | Best Western ViB. | Permit No: | BD15009792001B001 |
| Client: | DELIA HOSPITALITY LLC. | Project No: | |
| Address: | 1265 SW 22 nd Street (Coral Way) | City, State: | Miami. FL 33145 |
| Contractor: | Delant Construction Co. | Weather: | Sunny |
| Special Inspector: | Jaime H Jaramillo | Florida Reg: | 60792 |

In accordance with your request and authorization, we visited the job site to continue monitoring the construction progress of the structural components. The following items were observed.

| Item | Component Inspected | Level | Location | Type of inspection | Result |
|------|---------------------|--------|----------|--------------------|--------|
| 1 | F13.2 @ C42 | Ground | J/25 | Rebar | PPI |
| 2 | F13.2 @ C41 | Ground | J/13 | Rebar | PPI |
| 3 | F13.2 @ C40 | Ground | J/7 | Rebar | PPI |
| 4 | | | | | |
| 5 | | | | | |
| 6 | | | | | |
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| 8 | | | | | |
| 9 | | | | | |
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Letter code used for results

IGC = In General Conformance with Contract Documents. NIC = Not In Compliance with the Contract Documents. PRR = Pending Required Repair. PRC = Pending Required Correction. PPI = Progress or Partial Inspection

Deficiencies or deviations

Threshold Inspector


 Jaime H. Jaramillo
 Florida Reg. No. 60792



Wilson Olarte.
 Field Representative



Digitally signed by
 Jaime H Jaramillo
 Date:
 2021.09.10
 10:13:16
 -04'00'

B & J Consulting Eng. , Inc.
 7955 NW 12th Street, Suite 418, Doral, FL 33126
 Ph (786) 703-9245

REPORT ON THRESHOLD INSPECTION

| | | |
|--------------------|---|------------------------------|
| Date: | 1/3/2019 4:00 PM | Report No: 3 |
| Project Name: | Best Western ViB. | Permit No: BD15009792001B001 |
| Client: | DELIA HOSPITALITY LLC. | Project No: |
| Address: | 1265 SW 22 nd Street (Coral Way) | City, State: Miami. FI 33145 |
| Contractor: | Delant Construction Co. | Weather: Sunny |
| Special Inspector: | Jaime H Jaramillo | Florida Reg: 60792 |

In accordance with your request and authorization, we visited the job site to continue monitoring the construction progress of the structural components. The following items were observed.


| Item | Component Inspected | Level | Location | Type of inspection | Result |
|------|---------------------|--------|----------|--------------------|--------|
| 1 | F14.2 @ C43 | Ground | J/30 | Rebar | PPI |
| 2 | F12.2 @ C49 | Ground | 0/31 | Rebar | PPI |
| 3 | F11.2 @ C46 | Ground | M/11 | Rebar | PPI |
| 4 | | | | | |
| 5 | | | | | |
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| 8 | | | | | |
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Letter code used for results

IGC = In General Conformance with Contract Documents. NIC = Not In Compliance with the Contract Documents. PRR = Pending Required Repair. PRC = Pending Required Correction. PPI = Progress or Partial Inspection

Deficiencies or deviations

Threshold Inspector


 Jaime H. Jaramillo
 Florida Reg. No. 60792



Wilson Olarte.
 Field Representative



Digitally signed by
 Jaime H Jaramillo
 Date:
 2021.09.10
 10:12:48
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B & J Consulting Eng. , Inc.
 7955 NW 12th Street, Suite 418, Doral, FL 33126
 Ph (786) 703-9245

REPORT ON THRESHOLD INSPECTION

| | | | |
|---------------------------|---|---------------------|-------------------|
| Date: | 1/6/2019 7:00 AM | Report No: | 4 |
| Project Name: | Best Western ViB. | Permit No: | BD15009792001B001 |
| Client: | DELIA HOSPITALITY LLC. | Project No: | |
| Address: | 1265 SW 22 nd Street (Coral Way) | City, State: | Miami. FL 33145 |
| Contractor: | Delant Construction Co. | Weather: | Sunny |
| Special Inspector: | Jaime H Jaramillo | Florida Reg: | 60792 |

In accordance with your request and authorization, we visited the job site to continue monitoring the construction progress of the structural components. The following items were observed.

| Item | Component Inspected | Level | Location | Type of inspection | Result |
|------|---------------------|--------|----------|--------------------|--------|
| 1 | F14.2 @ C43 | Ground | J/30 | Rebar | IGC |
| 2 | F12.2 @ C49 | Ground | 0/31 | Rebar | IGC |
| 3 | F11.2 @ C48 | Ground | 0/24 | Rebar | IGC |
| 4 | F11.2 @ C47 | Ground | M/13 | Rebar | IGC |
| 5 | F9.2 @ C45 | Ground | M/5 | Rebar | IGC |
| 6 | F13.2 @ C42 | Ground | J/25 | Rebar | IGC |
| 7 | F13.2 @ C41 | Ground | J/13 | Rebar | IGC |
| 8 | F13.2 @ C40 | Ground | J/7 | Rebar | IGC |
| 9 | | | | | |
| 10 | | | | | |
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Letter code used for results

IGC = In General Conformance with Contract Documents. NIC = Not In Compliance with the Contract Documents. PRR = Pending Required Repair. PRC = Pending Required Correction. PPI = Progress or Partial Inspection

Deficiencies or deviations

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Threshold Inspector


 Jaime H. Jaramillo
 Florida Reg. No. 60792



Wilson Olarte.
 Field Representative



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 Jaime H Jaramillo
 Date:
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B & J Consulting Eng. , Inc.
 7955 NW 12th Street, Suite 418, Doral, FL 33126
 Ph (786) 703-9245



Digitally signed
 by Jaime H
 Jaramillo
 Date: 2021.09.09
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REPORT ON THRESHOLD INSPECTION

| | | |
|--------------------|---------------------------------|------------------------------|
| Date: | 8/31/2021 7:00 AM | Report No: 5 |
| Project Name: | The Boulevard | Permit No: BD15009792001B001 |
| Client: | DELIA HOSPITALITY LLC. | Project No: |
| Address: | 1266 SW 22ND STREET (Coral Way) | City, State: Miami. FI 33145 |
| Contractor: | Aries Link LLC | Weather: Sunny |
| Special Inspector: | Jaime H Jaramillo | Florida Reg: 60792 |

In accordance with your request and authorization, we visited the job site to continue monitoring the construction progress of the structural components. The following items were observed.

| Item | Component Inspected | Level | Location | Type of inspection | Result |
|------|---------------------|--------|----------|--------------------|--------|
| 1 | F11.2 @ C36 | Ground | E-G/8-30 | Rebar | PPI |
| 2 | F10.2 @ C35 | Ground | E-G/8-30 | Rebar | PPI |
| 3 | F10.2 @ C34 | Ground | E-G/8-30 | Rebar | PPI |
| 4 | F10.2 @ C33 | Ground | E-G/8-30 | Rebar | PPI |
| 5 | F11.2 @ C32 | Ground | E-G/8-30 | Rebar | PPI |
| 6 | F10.2 @ C31 | Ground | E-G/8-30 | Rebar | PPI |
| 7 | F7.1 @ C27 | Ground | E-G/8-30 | Rebar | PPI |
| 8 | F6.1 @ C26 | Ground | E-G/8-30 | Rebar | PPI |
| 9 | F6.1 @ C25 | Ground | E-G/8-30 | Rebar | PPI |
| 10 | F6.1 @ C24 | Ground | E-G/8-30 | Rebar | PPI |
| 11 | F7.1 @ C23 | Ground | E-G/8-30 | Rebar | PPI |
| 12 | F6.1 @ C22 | Ground | E-G/8-30 | Rebar | PPI |
| 13 | | | | | |

Letter code used for results

IGC = In General Conformance with Contract Documents. NIC = Not In Compliance with the Contract Documents. PRR = Pending Required Repair. PRC = Pending Required Correction. PPI = Progress or Partial Inspection

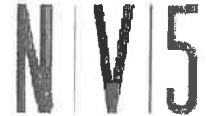
| |
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| Deficiencies or deviations |
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Threshold Inspector


 Jaime H. Jaramillo
 Florida Reg. No. 60792



Wilson Olarte.
 Field Representative



September 10, 2021

Mr. Vincenzo Alaimo
Delia Hospitality, LLC.
7925 NW 12th Street, Suite 401
Doral, Florida 33126

Re: Report for Reinforcing Steel Measurement of Ground Floor Columns
Proposed Best Western VIB
1265 SW 22nd Street
Miami, Florida
NV5 Project No. 15212

Dear Mr. Echezarreta:

We are pleased to submit this letter report in fulfillment of our scope of services described in our Proposal No. 21-0827 dated September 9, 2021. Work was accepted by agreement to our Professional Services Agreement. This letter summarizes reinforcing steel diameter measurements collected from the ground floor columns at the project.

PROJECT INFORMATION

The project address is 1265 SW 22nd Street in Miami, Florida. It is bounded by SW 21st Terrace to the north, by SW 22nd Street to the south, and by single-level commercial developments to the east and west. According to a topographic and boundary survey prepared by Alvarez, Aiguesvives & Associates dated May 28, 2015, site dimensions are approximately 175 feet east-west by 210 feet north-south.

According to a set of architectural plans dated May 29, 2015 prepared by Frances Anillo Toledo, LLC (revision 7 dated 5/12/17), the proposed development will occupy the majority of the site minus setbacks, and will include townhomes, a parking garage, and a 10-level hotel with a 3-level podium. No basement areas are planned for the development and the ground floor slabs are expected to be close to the existing grade.

NV5 performed a geotechnical study for the proposed construction and latest report was titled *Revised Report of Subsurface Exploration and Geotechnical Engineering Study, Proposed Best Western VIB, 1265 SW 22nd Street, Miami, Florida. NV5 Project No. 15212, dated July 18, 2016.*

Subsequent to our study, we have been retained to perform construction material testing and observations during the foundation work. The project started construction in 2019 and nine (9) footings were poured in January 2020. NV5 inspected and tested the construction of these foundations. Since then, construction stopped and has recently resumed. We understand the City of Miami has requested the exposed reinforcement from the footings poured in 2020 be evaluated by the EOR.

This report provides observations regarding the quantity of reinforcing steel at each one of the columns poured in 2020 as well as diameter measurements of select bars of these columns.

SITE OBSERVATIONS AND MEASUREMENTS

On September 9, 2021, an NV5 inspector visited the site to observe the quantity of reinforcing steel of select columns at the site. These columns correspond to footings identified in the drawings as 40 through 43 and 45 through 49, which were poured in January 2020. During this visit, the inspector also removed any surface corrosion from two (2) bars at depths of 2 and 4 feet from grade prior to measuring the reinforcing steel diameter at these locations. The reinforcing steel bars were selected randomly. Two measurements were collected at each location, for a total of four (4) readings per bar. Photographs of our observations and measurements are included in Appendix A.

The table below provides a summary of all the data collected during our site visit.

| FOOTING NO. | QUANTITY & SIZE OF BARS FROM DRAWINGS | FIELD OBSERVATIONS AND MEASUREMENTS | | | |
|-------------|---------------------------------------|-------------------------------------|-----------------------------------|-----------------------|-------------|
| | | QUANTITY OF BARS INSTALLED | READING HEIGHT FROM GROUND (feet) | BAR DIAMETER (inches) | |
| | | | | 1st Reading | 2nd Reading |
| 40 | 10 #8 | 10 | 1 | 0.948 | 0.950 |
| | | | 3 | 0.944 | 0.938 |
| 41 | 10 #8 | 10 | 2 | 0.947 | 0.963 |
| | | | 4 | 0.953 | 0.985 |
| 42 | 10 #8 | 10 | 2 | 0.944 | 0.941 |
| | | | 4 | 0.922 | 0.953 |
| 43 | 10 #8 | 10 | 2 | 0.938 | 0.952 |
| | | | 4 | 0.962 | 0.979 |
| 45 | 12 #8 | 12 | 2 | 0.975 | 0.964 |
| | | | 4 | 0.959 | 0.950 |
| 46 | 12 #8 | 12 | 2 | 0.941 | 0.953 |
| | | | 4 | 0.966 | 0.949 |
| 47 | 12 #7 | 12 | 2 | 0.868 | 0.839 |
| | | | 4 | 0.836 | 0.842 |
| 48 | 12 #7 | 12 | 1 | 0.833 | 0.832 |
| | | | 3 | 0.830 | 0.838 |
| 49 | 12 #8 | 12 | 2 | 0.945 | 0.976 |
| | | | 4 | 0.947 | 0.940 |

The tests were performed in general accordance with the procedures described above. A criterion for review of the test results was not provided. The structural engineer should review the data presented herein and issue a final determination regarding the structural integrity of the steel and compliance with the project design.



Mr. Vincenzo Alaimo
Delia Hospitality, LLC
Best Western VIB - Reinforcing Steel Measurements of Ground Floor Columns

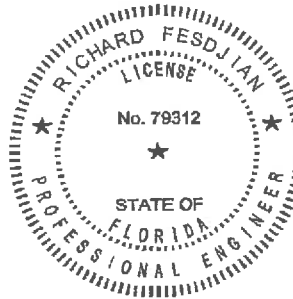
September 10, 2021
Page 3
NV5 Project No. 15212

CLOSURE

We trust this letter provides the information required at this time. If you have questions about information contained in this report please do not hesitate to contact the writer at 305.901-1921.

Sincerely,
NV5, Inc.

Richard Fesdjian, P.E.
Senior Project Manager
Florida License No. 79312



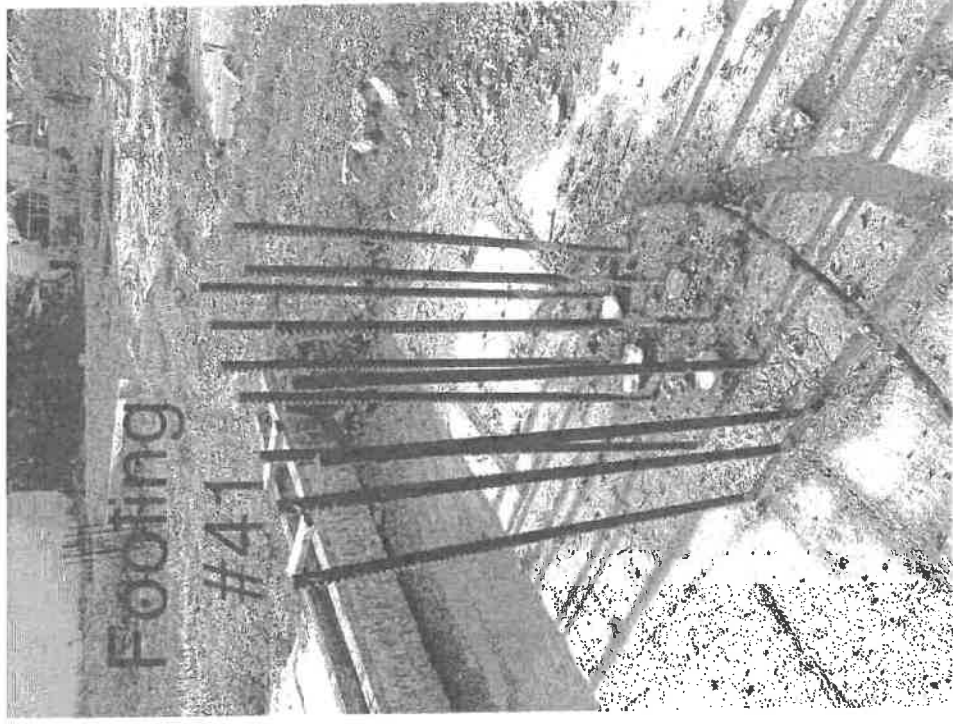
This document has been digitally signed and sealed by:
Richard Fesdjian richard.fesdjian@nv5.com 2021.09.10 08:31:05-0400
Printed copies of this document are not considered signed and sealed, and the signature must be verified on any electronic copies

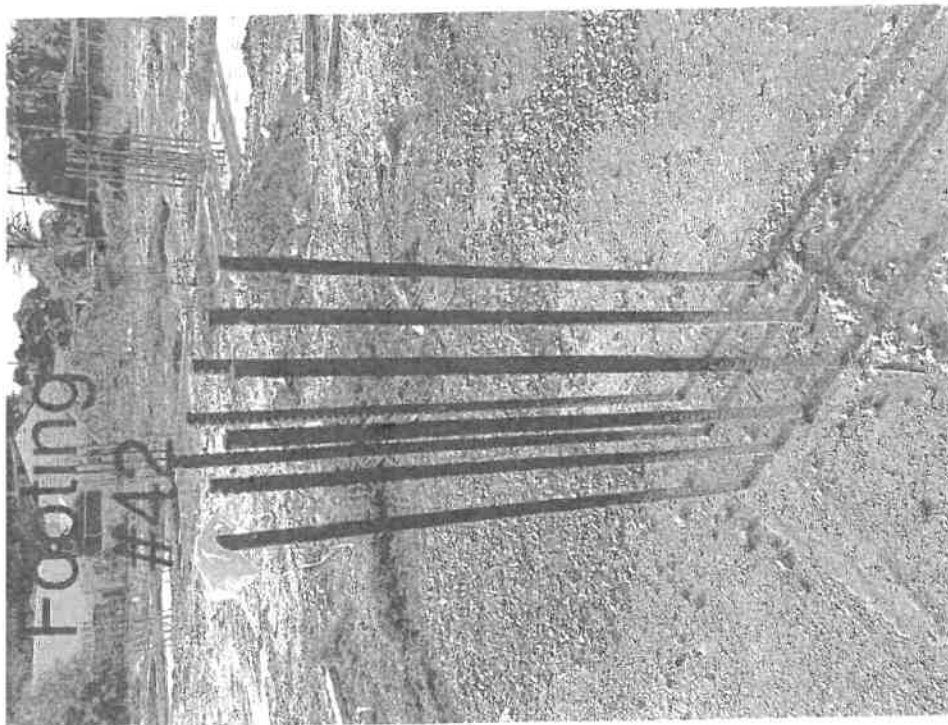
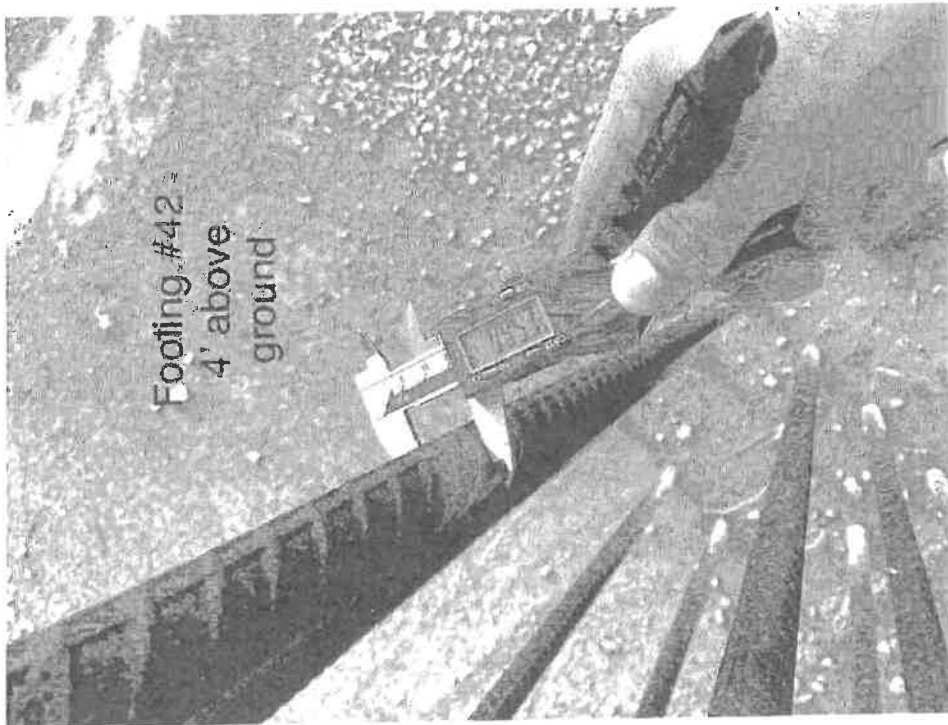
Attachments: Appendix A - Photographs of Ground Floor Column Reinforcing Steel Measurements

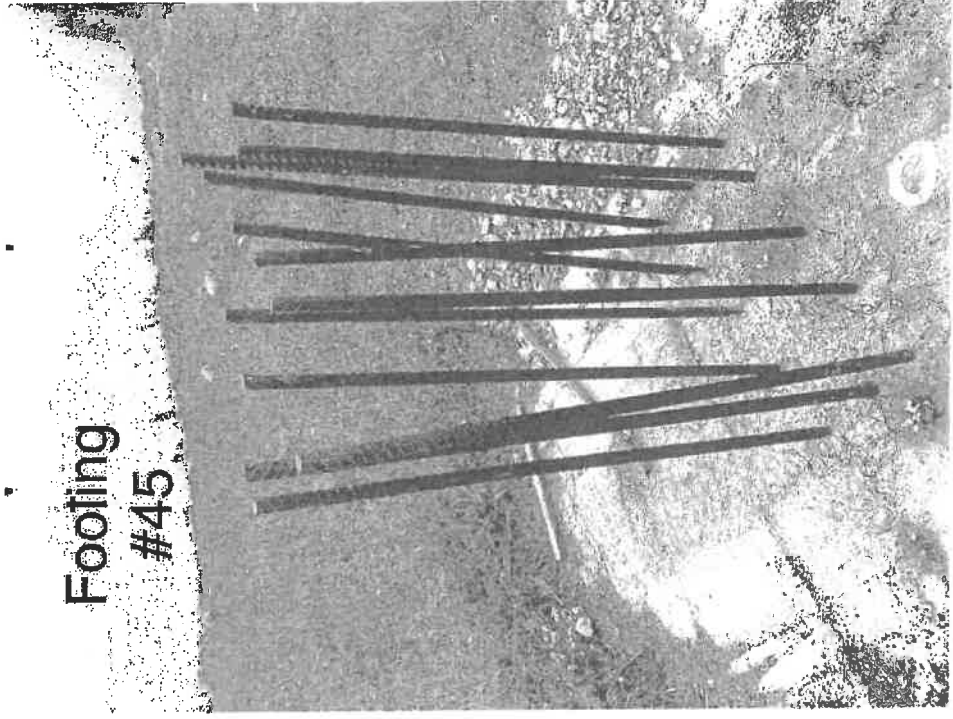
Distribution: Copy to Addressee via E-mail
Copy to NV5 Project File

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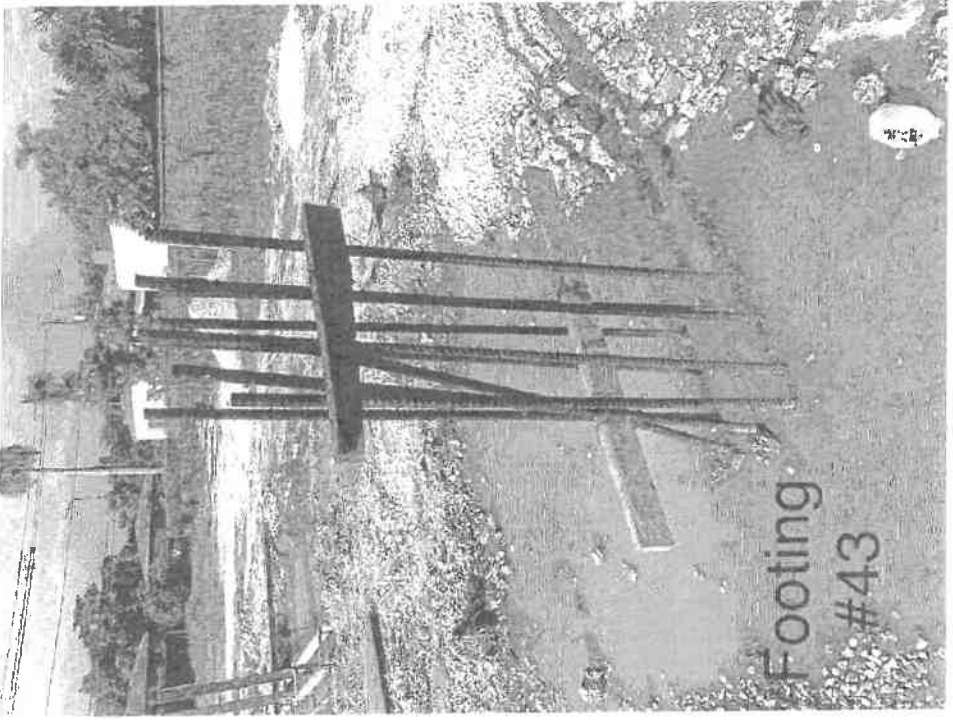
NV5



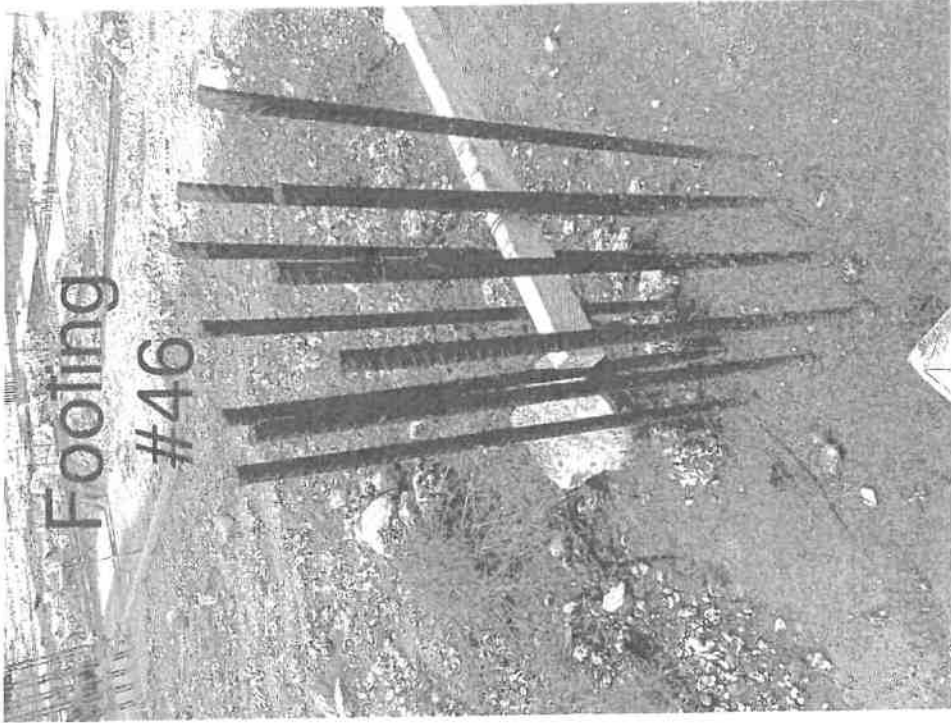
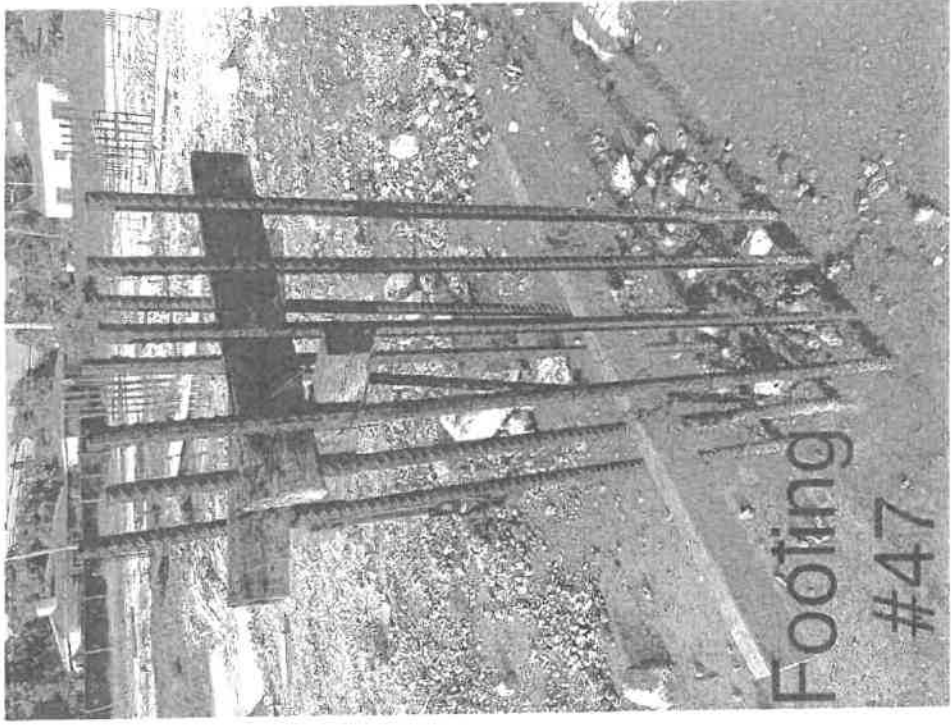


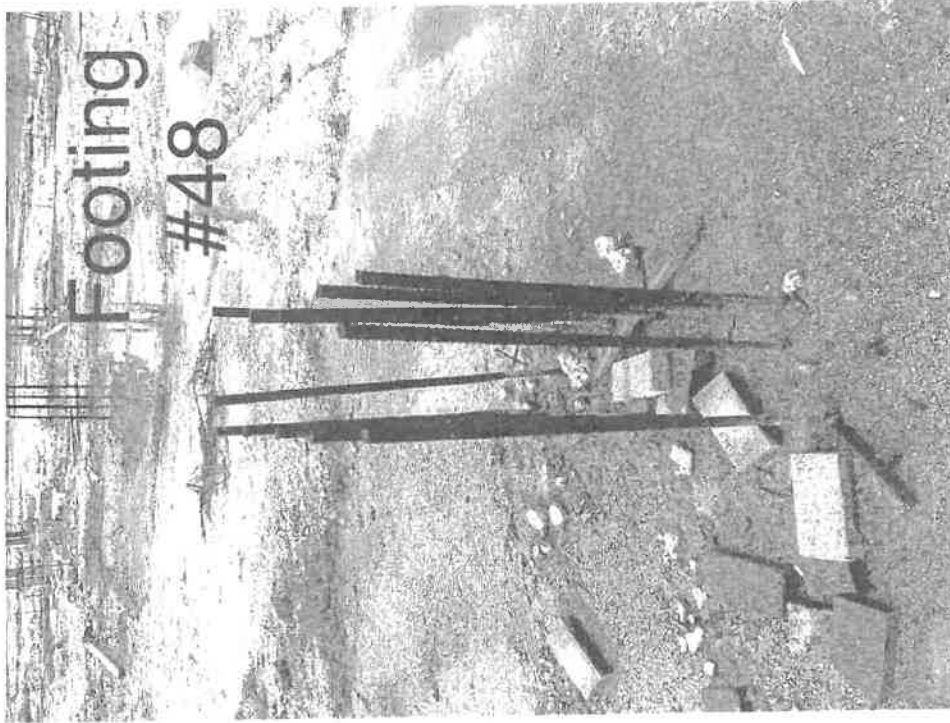
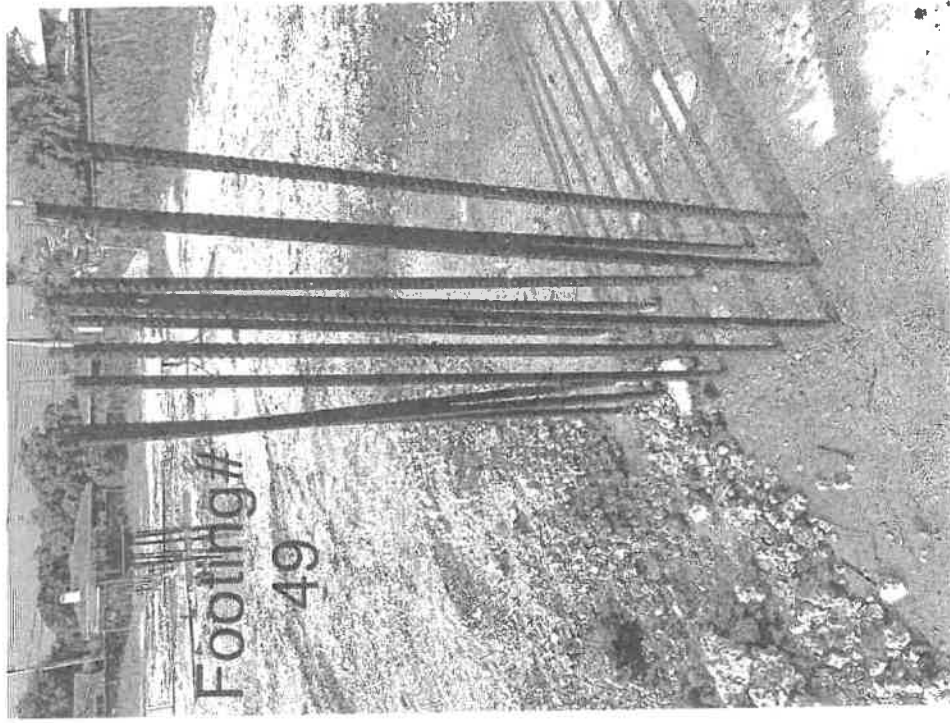


Footing
#45



Footing
#43





APPENDIX A

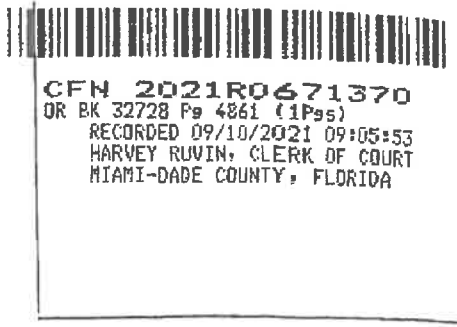
**PHOTOGRAPHS OF GROUND FLOOR COLUMN REINFORCING STEEL
MEASUREMENTS**

CITY OF MIAMI - BUILDING DEPARTMENT
NOTICE OF COMMENCEMENT

Please file at 22 N.W. 1st Street, Miami

PERMIT NUMBER: BD15-009792-001-8001

FOLIO NUMBER: 01-4139-007-3350 (1)
01-4139-007-3490(2)



State of Florida
County of Miami-Dade

The undersigned hereby gives notice that improvements will made to certain real property, and in accordance with Chapter 713.23, Florida Statutes, the following in provided in this Notice of Commencement.

Street address 1765 SW 22nd St Miami FL 33145 and Legal description of property (1) Lot 8, 9, 10, 13, 18, 19, 20, 21, 22 Block 58, Plat 5005 14th St (2) Lot 23 Block 14 Pg. 55/01 East Strand and H.
Description of improvement: New construction / commercial and residential.

Owner(s) name DELA Hospitality LLC and address: 10725 NW 58th Dr Del
FL 33178

Interest in property: Fee Simple
Name of fee simple titleholder (if other than owner): and address N/A

Contractor's name ARIES LINKS LLC and address 8753 NW 110th St Hialeah Gardens
Phone number: 786 718 5470 PL: 33018

Amount of Surety bond: \$ N/A : (Payment bond required by owner from contractor, if any)
Surety Name and address _____
Phone number: _____

Lender's name N/A and address _____
Phone number: _____

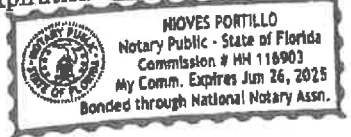
Persons within the state of Florida designated by Owner, upon whom notices or other documents may be served as provided by Section 713.13(1)(a)7., Florida Statutes, N/A
Name and address: and address _____

In addition to himself, Owner designates the following person(s) to receive a copy of a Lienor's Notice as provided in Section 713.13(1)(b), Florida Statutes,
Name _____ and address _____
Phone number: _____

Expiration date of this Notice of Commencement: _____ (the expiration date is one [1] year from the date of recording unless a different date is specified)

[Signature] Print Owner's Name CALOGARO ALAIMO

Sworn to and subscribed before me on this 01 Day of September, 2021
By Calogaro Alaimo Personally Known, or Produced ID
Notary Public STATE OF FLORIDA, COUNTY OF MIAMI-DADE
Print Notary's Name: Nieves Portillo THEREBY CERTIFIED to be a true and correct copy of the original filed in _____
Oath taken Oath not taken
Commission Expiration: June 26, 2025 WITNESS my hand and seal this _____ day of September, 2021
HARVEY RUVIN, Clerk of Court and County Courts
City _____ P.C. _____



[Signature] ERIC STRINGER #172204

Rev: 5/2004

B & J Consulting Eng. , Inc.
 7955 NW 12th Street, Suite 418, Doral, FL 33126
 Ph (786) 703-9245



Digitally signed
 by Jaime H
 Jaramillo
 Date: 2021.09.09
 09:55:18 -04'00'

REPORT ON THRESHOLD INSPECTION

| | | | |
|--------------------|---------------------------------|--------------|-------------------|
| Date: | 9/1/2021 11:00 AM | Report No: | 6 |
| Project Name: | The Boulevard | Permit No: | BD15009792001B001 |
| Client: | DELIA HOSPITALITY LLC. | Project No: | |
| Address: | 1265 SW 22ND STREET (Coral Way) | City, State: | Miami. FL 33145 |
| Contractor: | Aries Link LLC | Weather: | Sunny |
| Special Inspector: | Jaime H Jaramillo | Florida Reg: | 60792 |

In accordance with your request and authorization, we visited the job site to continue monitoring the construction progress of the structural components. The following items were observed.

| Item | Component Inspected | Level | Location | Type of inspection | Result |
|------|---------------------|--------|----------|--------------------|--------|
| 1 | F11.2 @ C36 | Ground | E-G/8-30 | Rebar | IGC |
| 2 | F10.2 @ C35 | Ground | E-G/8-30 | Rebar | IGC |
| 3 | F10.2 @ C34 | Ground | E-G/8-30 | Rebar | IGC |
| 4 | F10.2 @ C33 | Ground | E-G/8-30 | Rebar | IGC |
| 5 | F11.2 @ C32 | Ground | E-G/8-30 | Rebar | IGC |
| 6 | F10.2 @ C31 | Ground | E-G/8-30 | Rebar | IGC |
| 7 | F7.1 @ C27 | Ground | E-G/8-30 | Rebar | IGC |
| 8 | F6.1 @ C26 | Ground | E-G/8-30 | Rebar | IGC |
| 9 | F6.1 @ C25 | Ground | E-G/8-30 | Rebar | IGC |
| 10 | F6.1 @ C24 | Ground | E-G/8-30 | Rebar | IGC |
| 11 | F7.1 @ C23 | Ground | E-G/8-30 | Rebar | IGC |
| 12 | F6.1 @ C22 | Ground | E-G/8-30 | Rebar | IGC |
| 13 | | | | | |


Letter code used for results

IGC = In General Conformance with Contract Documents. NIC = Not In Compliance with the Contract Documents. PRR = Pending Required Repair. PRC = Pending Required Correction. PPI = Progress or Partial Inspection

Deficiencies or deviations

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Threshold Inspector


 Jaime H. Jaramillo
 Florida Reg. No. 60792



Wilson Olarte.
 Field Representative

CHAPTER 1

SCOPE AND ADMINISTRATION

PART 1—SCOPE AND APPLICATION

SECTION 101 GENERAL

[A] 101.1 **Title.** These regulations shall be known as the *Florida Building Code*, hereinafter referred to as “this code.”

[A] 101.2 **Scope.** The provisions of this code shall apply to the construction, *alteration*, relocation, enlargement, replacement, *repair*, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.

Exceptions:

1. Detached one- and two-family dwellings and multiple single-family *dwellings* (town houses) not more than three stories above *grade plane* in height with a separate *means of egress* and their accessory structures shall comply with the *Florida Building Code, Residential*.
2. Existing buildings undergoing repair, alterations or additions or change of occupancy shall comply with Chapter 34 of this code.

[A] 101.2.1 **Appendices.** Provisions in the appendices shall not apply unless specifically adopted.

[A] 101.3 **Intent.** The purpose of this code is to establish the minimum requirements to safeguard the public health, safety and general welfare through structural strength, *means of egress* facilities, stability, sanitation, adequate light and ventilation, energy conservation, and safety to life and property from fire and other hazards attributed to the built environment and to provide safety to fire fighters and emergency responders during emergency operations.

[A] 101.4 **Referenced codes.** The other codes listed in Sections 101.4.1 through 101.4.8 and referenced elsewhere in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference.

[A] 101.4.1 **Gas.** The provisions of the *Florida Building Code, Fuel Gas* shall apply to the installation of gas piping from the point of delivery, gas appliances and related accessories as covered in this code. These requirements apply to gas piping systems extending from the point of delivery to the inlet connections of appliances and the installation and operation of residential and commercial gas appliances and related accessories.

[A] 101.4.2 **Mechanical.** The provisions of the *Florida Building Code, Mechanical* shall apply to the installation, alterations, repairs and replacement of mechanical systems, including equipment, appliances, fixtures, fittings and/or appurtenances, including ventilating, heating, cool-

ing, air-conditioning and refrigeration systems, incinerators and other energy-related systems.

[A] 101.4.3 **Plumbing.** The provisions of the *Florida Building Code, Plumbing* shall apply to the installation, *alteration*, repair and replacement of plumbing systems, including equipment, appliances, fixtures, fittings and appurtenances, and where connected to a water or sewage system and all aspects of a medical gas system.

[A] 101.4.4 **Property maintenance.** Reserved.

[A] 101.4.5 **Fire prevention.** For provisions related to fire prevention, refer to the *Florida Fire Prevention Code*. The *Florida Fire Prevention Code* shall apply to matters affecting or relating to structures, processes and premises from the hazard of fire and explosion arising from the storage, handling or use of structures, materials or devices; from conditions hazardous to life, property or public welfare in the occupancy of structures or premises; and from the construction, extension, *repair, alteration* or removal of fire suppression, and alarm systems or fire hazards in the structure or on the premises from occupancy or operation.

[A] 101.4.6 **Energy.** The provisions of the *Florida Building Code, Energy Conservation* shall apply to all matters governing the design and construction of buildings for energy efficiency.

101.4.7 **Accessibility.** For provisions related to accessibility, refer to the *Florida Building Code, Accessibility*.

101.4.8 **Manufactured buildings.** For additional administrative and special code requirements, see Section 458, *Florida Building Code, Building*, and Rule 61-41 *Florida Administrative Code*.

SECTION 102 APPLICABILITY

[A] 102.1 **General.** Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable. Where, in any specific case, different sections of this code specify different materials, methods of construction or other requirements, the most restrictive shall govern.

102.1.1 The *Florida Building Code* does not apply to, and no code enforcement action shall be brought with respect to, zoning requirements, land use requirements and owner specifications or programmatic requirements which do not pertain to and govern the design, construction, erection, alteration, modification, repair or demolition of public or private buildings, structures or facilities or to programmatic requirements that do not pertain to enforcement of the *Florida Building Code*. Additionally, a local code enforcement agency may not administer or enforce the

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Florida Building Code, Building to prevent the siting of any publicly owned facility, including, but not limited to, correctional facilities, juvenile justice facilities, or state universities, community colleges, or public education facilities, as provided by law.

[A] **102.2 Building.** The provisions of the *Florida Building Code* shall apply to the construction, erection, alteration, modification, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every public and private building, structure or facility or floating residential structure, or any appurtenances connected or attached to such buildings, structures or facilities. Additions, alterations, repairs and changes of use or occupancy group in all buildings and structures shall comply with the provisions provided in Chapter 34 of this code. The following buildings, structures and facilities are exempt from the *Florida Building Code* as provided by law, and any further exemptions shall be as determined by the legislature and provided by law:

- (a) Building and structures specifically regulated and preempted by the federal government.
- (b) Railroads and ancillary facilities associated with the railroad.
- (c) Nonresidential farm buildings on farms.
- (d) Temporary buildings or sheds used exclusively for construction purposes.
- (e) Mobile or modular structures used as temporary offices, except that the provisions of Part II (Sections 553.501–553.513, *Florida Statutes*) relating to accessibility by persons with disabilities shall apply to such mobile or modular structures.
- (f) Those structures or facilities of electric utilities, as defined in Section 366.02, *Florida Statutes*, which are directly involved in the generation, transmission, or distribution of electricity.
- (g) Temporary sets, assemblies, or structures used in commercial motion picture or television production, or any sound-recording equipment used in such production, on or off the premises.
- (h) Chickees constructed by the Miccosukee Tribe of Indians of Florida or the Seminole Tribe of Florida. As used in this paragraph, the term “chickee” means an open-sided wooden hut that has a thatched roof of palm or palmetto or other traditional materials, and that does not incorporate any electrical, plumbing, or other nonwood features.
- (i) Family mausoleums not exceeding 250 square feet (23 m²) in area which are prefabricated and assembled on site or preassembled and delivered on site and have walls, roofs, and a floor constructed of granite, marble, or reinforced concrete.
- (j) Temporary housing provided by the Department of Corrections to any prisoner in the state correctional system.
- (k) A building or structure having less than 1,000 square feet (93 m²) which is constructed and owned by a natural person for hunting and which is repaired or

reconstructed to the same dimension and condition as existed on January 1, 2011, if the building or structure:

1. Is not rented or leased or used as a principal residence;
2. Is not located within the 100-year floodplain according to the Federal Emergency Management Agency’s current Flood Insurance Rate Map; and
3. Is not connected to an off-site electric power or water supply.

102.2.1 In addition to the requirements of Sections 553.79 and 553.80, *Florida Statutes*, facilities subject to the provisions of Chapter 395, *Florida Statutes*, and Part II of Chapter 400, *Florida Statutes*, shall have facility plans reviewed and construction surveyed by the state agency authorized to do so under the requirements of Chapter 395, *Florida Statutes*, and Part II of Chapter 400, *Florida Statutes*, and the certification requirements of the federal government.

102.2.2 Residential buildings or structures moved into or within a county or municipality shall not be required to be brought into compliance with the state minimum building code in force at the time the building or structure is moved, provided:

1. The building or structure is structurally sound and in occupiable condition for its intended use;
2. The occupancy use classification for the building or structure is not changed as a result of the move;
3. The building is not substantially remodeled;
4. Current fire code requirements for ingress and egress are met;
5. Electrical, gas and plumbing systems meet the codes in force at the time of construction and are operational and safe for reconnection; and
6. Foundation plans are sealed by a professional engineer or architect licensed to practice in this state, if required by the *Florida Building Code, Building* for all residential buildings or structures of the same occupancy class.

102.2.3 The *building official* shall apply the same standard to a moved residential building or structure as that applied to the remodeling of any comparable residential building or structure to determine whether the moved structure is substantially remodeled. The cost of the foundation on which the moved building or structure is placed shall not be included in the cost of remodeling for purposes of determining whether a moved building or structure has been substantially remodeled.

102.2.4 This section does not apply to the jurisdiction and authority of the Department of Agriculture and Consumer Services to inspect amusement rides or the Department of Financial Services to inspect state-owned buildings and boilers.

102.2.5 Each enforcement district shall be governed by a board, the composition of which shall be determined by the affected localities.

1. At its own option, each enforcement district or local enforcement agency may adopt rules granting to the owner of a single-family residence one or more exemptions from the *Florida Building Code* relating to:
 - a. Addition, alteration, or repairs performed by the property owner upon his or her own property, provided any addition or alteration shall not exceed 1,000 square feet (93 m²) or the square footage of the primary structure, whichever is less.
 - b. Addition, alteration, or repairs by a nonowner within a specific cost limitation set by rule, provided the total cost shall not exceed \$5,000 within any 12-month period.
 - c. Building and inspection fees.
2. However, the exemptions under subparagraph 1 do not apply to single-family residences that are located in mapped flood hazard areas, as defined in the code, unless the enforcement district or local enforcement agency has determined that the work, which is otherwise exempt, does not constitute a substantial improvement, including the repair of substantial damage, of such single-family residences.
3. Each code exemption, as defined in sub-subparagraphs 1a, 1b, and 1c shall be certified to the local board 10 days prior to implementation and shall only be effective in the territorial jurisdiction of the enforcement district or local enforcement agency implementing it.

102.2.6 This section does not apply to swings and other playground equipment accessory to a one- or two-family dwelling.

Exception: Electrical service to such playground equipment shall be in accordance with Chapter 27.

[A] **102.3 Application of references.** References to chapter or section numbers, or to provisions not specifically identified by number, shall be construed to refer to such chapter, section or provision of this code.

[A] **102.4 Referenced codes and standards.** The codes and standards referenced in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference and as further regulated in Sections 102.4.1 and 102.4.2.

[A] **102.4.1 Conflicts.** Where conflicts occur between provisions of this code and referenced codes and standards, the provisions of this code shall apply.

[A] **102.4.2 Provisions in referenced codes and standards.** Where the extent of the reference to a referenced code or standard includes subject matter that is within the scope of this code or the Florida Codes listed in Section 101.4, the provisions of this code or the Florida Codes

listed in Section 101.4, as applicable, shall take precedence over the provisions in the referenced code or standard.

[A] **102.5 Partial invalidity.** Reserved.

[A] **102.6 Existing structures.** The legal occupancy of any structure existing on the date of adoption of this code shall be permitted to continue without change, except as is specifically covered in this code, the *Florida Fire Prevention Code*, or as is deemed necessary by the building official for the general safety and welfare of the occupants and the public.

102.7 Relocation of manufactured buildings.

- (1) Relocation of an existing manufactured building does not constitute an alteration.
- (2) A relocated building shall comply with wind speed requirements of the new location, using the appropriate wind speed map. If the existing building was manufactured in compliance with the Standard Building Code (prior to March 1, 2002), the wind speed map of the Standard Building Code shall be applicable. If the existing building was manufactured in compliance with the *Florida Building Code* (after March 1, 2002), the wind speed map of the *Florida Building Code* shall be applicable.
- (3) A relocated building shall comply with the flood hazard area requirements of the new location, if applicable.

102.8 Existing mechanical equipment. An agency or local government may not require that existing mechanical equipment located on or above the surface of a roof be installed in compliance with the requirements of the *Florida Building Code* except when the equipment is being replaced or moved during reroofing and is not in compliance with the provisions of the *Florida Building Code* relating to roof-mounted mechanical units.

PART 2—ADMINISTRATION AND ENFORCEMENT

SECTION 103 DEPARTMENT OF BUILDING SAFETY RESERVED

SECTION 104 DUTIES AND POWERS OF BUILDING OFFICIAL

[A] **104.1 General.** Reserved.

[A] **104.2 Applications and permits.** Reserved.

[A] **104.3 Notices and orders.** Reserved.

[A] **104.4 Inspections.** Reserved.

[A] **104.5 Identification.** Reserved.

[A] **104.6 Right of entry.** Reserved.

[A] **104.7 Department records.** Reserved.

[A] **104.8 Liability.** Reserved.

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[A] **104.9 Approved materials and equipment.** Materials, equipment and devices *approved* by the *building official* shall be constructed and installed in accordance with such approval.

[A] **104.9.1 Used materials and equipment.** The use of used materials which meet the requirements of this code for new materials is permitted. Used equipment and devices shall not be reused unless *approved* by the *building official*.

[A] **104.10 Modifications.** Reserved.

[A] **104.10.1 Flood hazard areas.** Reserved.

[A] **104.11 Alternative materials, design and methods of construction and equipment.** The provisions of this code are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by this code, provided that any such alternative has been *approved*. An alternative material, design or method of construction shall be *approved* where the *building official* finds that the proposed design is satisfactory and complies with the intent of the provisions of this code, and that the material, method or work offered is, for the purpose intended, at least the equivalent of that prescribed in this code in quality, strength, effectiveness, *fire resistance*, durability and safety.

[A] **104.11.1 Research reports.** Supporting data, where necessary to assist in the approval of materials or assemblies not specifically provided for in this code, shall consist of valid research reports from *approved* sources.

[A] **104.11.2 Tests.** Whenever there is insufficient evidence of compliance with the provisions of this code, or evidence that a material or method does not conform to the requirements of this code, or in order to substantiate claims for alternative materials or methods, the *building official* shall have the authority to require tests as evidence of compliance to be made at no expense to the jurisdiction. Test methods shall be as specified in this code or by other recognized test standards. In the absence of recognized and accepted test methods, the *building official* shall approve the testing procedures. Tests shall be performed by an *approved agency*. Reports of such tests shall be retained by the *building official* for the period required for retention of public records.

SECTION 105 PERMITS

[A] **105.1 Required.** Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the *building official* and obtain the required *permit*.

[A] **105.1.1 Annual facility permit.** In lieu of an individual permit for each alteration to an existing electrical, gas, mechanical, plumbing or interior nonstructural office sys-

tem(s), the *building official* is authorized to issue an annual permit for any occupancy to facilitate routine or emergency service, repair, refurbishing, minor renovations of service systems or manufacturing equipment installations/relocations. The *building official* shall be notified of major changes and shall retain the right to make inspections at the facility site as deemed necessary. An annual facility permit shall be assessed with an annual fee and shall be valid for one year from date of issuance. A separate permit shall be obtained for each facility and for each construction trade, as applicable. The permit application shall contain a general description of the parameters of work intended to be performed during the year.

[A] **105.1.2 Annual permit records.** The person to whom an annual *permit* is issued shall keep a detailed record of *alterations* made under such annual *permit*. The *building official* shall have access to such records at all times or such records shall be filed with the *building official* as designated.

105.1.3 Food permit. In accordance with Section 500.12, *Florida Statutes*, a food permit from the Department of Agriculture and Consumer Services is required of any person who operates a food establishment or retail store.

105.1.4 Public swimming pool. The local enforcing agency may not issue a building permit to construct, develop, or modify a public swimming pool without proof of application, whether complete or incomplete, for an operating permit pursuant to Section 514.031, *Florida Statutes*. A certificate of completion or occupancy may not be issued until such operating permit is issued. The local enforcing agency shall conduct their review of the building permit application upon filing and in accordance with Chapter 553, *Florida Statutes*. The local enforcing agency may confer with the Department of Health, if necessary, but may not delay the building permit application review while awaiting comment from the Department of Health.

[A] **105.2 Work exempt from permit.** Exemptions from *permit* requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code. *Permits* shall not be required for the following:

Gas:

1. Portable heating appliance.
2. Replacement of any minor part that does not alter approval of equipment or make such equipment unsafe.

Mechanical:

1. Portable heating appliance.
2. Portable ventilation equipment.
3. Portable cooling unit.
4. Steam, hot or chilled water piping within any heating or cooling equipment regulated by this code.
5. Replacement of any part that does not alter its approval or make it unsafe.
6. Portable evaporative cooler.

7. Self-contained refrigeration system containing 10 pounds (5 kg) or less of refrigerant and actuated by motors of 1 horsepower (746 W) or less.
8. The installation, replacement, removal or metering of any load management control device.

Plumbing:

1. The stopping of leaks in drains, water, soil, waste or vent pipe, provided, however, that if any concealed trap, drain pipe, water, soil, waste or vent pipe becomes defective and it becomes necessary to remove and replace the same with new material, such work shall be considered as new work and a *permit* shall be obtained and inspection made as provided in this code.
2. The clearing of stoppages or the repairing of leaks in pipes, valves or fixtures and the removal and reinstallation of water closets, provided such repairs do not involve or require the replacement or rearrangement of valves, pipes or fixtures.

[A] 105.2.1 **Emergency repairs.** Where equipment replacements and repairs must be performed in an emergency situation, the *permit* application shall be submitted within the next working business day to the *building official*.

[A] 105.2.2 **Minor repairs.** Ordinary minor repairs may be made with the approval of the building official without a permit, provided the repairs do not include the cutting away of any wall, partition or portion thereof, the removal or cutting of any structural beam or load-bearing support, or the removal or change of any required *means of egress*, or rearrangement of parts of a structure affecting the egress requirements; nor shall ordinary repairs include addition to, alteration of, replacement or relocation of any standpipe, water supply, sewer, drainage, drain leader, gas, soil, waste, vent or similar piping, electric wiring systems or mechanical equipment or other work affecting public health or general safety, and such repairs shall not violate any of the provisions of the technical codes.

[A] 105.2.3 **Public service agencies.** Reserved.

[A] 105.3 **Application for permit.** To obtain a *permit*, the applicant shall first file an application therefor in writing on a form furnished by the building department for that purpose.

Permit application forms shall be in the format prescribed by a local administrative board, if applicable, and must comply with the requirements of Section 713.135(5) and (6), *Florida Statutes*.

Each application shall be inscribed with the date of application, and the code in effect as of that date. For a building *permit* for which an application is submitted prior to the effective date of the *Florida Building Code*, the state minimum building code in effect in the permitting jurisdiction on the date of the application governs the permitted work for the life of the *permit* and any extension granted to the *permit*.

[A] 105.3.1 **Action on application.** The *building official* shall examine or cause to be examined applications for *permits* and amendments thereto within a reasonable time

after filing. If the application or the *construction documents* do not conform to the requirements of pertinent laws, the *building official* shall reject such application in writing, stating the reasons therefor. If the *building official* is satisfied that the proposed work conforms to the requirements of this code and laws and ordinances applicable thereto, the *building official* shall issue a *permit* therefor as soon as practicable. When authorized through contractual agreement with a school board, in acting on applications for *permits*, the *building official* shall give first priority to any applications for the construction of, or addition or renovation to, any school or educational facility.

105.3.1.1 If a state university, Florida college or public school district elects to use a local government's code enforcement offices, fees charged by counties and municipalities for enforcement of the *Florida Building Code* on buildings, structures, and facilities of state universities, state colleges, and public school districts shall not be more than the actual labor and administrative costs incurred for plans review and inspections to ensure compliance with the code.

105.3.1.2 No *permit* may be issued for any building construction, erection, alteration, modification, repair, or addition unless the applicant for such *permit* provides to the enforcing agency which issues the permit any of the following documents which apply to the construction for which the *permit* is to be issued and which shall be prepared by or under the direction of an engineer registered under Chapter 471, *Florida Statutes*:

1. Plumbing documents for any new building or addition which requires a plumbing system with more than 250 fixture units or which costs more than \$125,000.
2. Fire sprinkler documents for any new building or addition which includes a fire sprinkler system which contains 50 or more sprinkler heads. Personnel as authorized by chapter 633 *Florida Statutes*, may design a fire sprinkler system of 49 or fewer heads and may design the alteration of an existing fire sprinkler system if the alteration consists of the relocation, addition or deletion of not more than 49 heads, notwithstanding the size of the existing fire sprinkler system.
3. Heating, ventilation, and air-conditioning documents for any new building or addition which requires more than a 15-ton-per-system capacity which is designed to accommodate 100 or more persons or for which the system costs more than \$125,000. This paragraph does not include any document for the replacement or repair of an existing system in which the work does not require altering a structural part of the building or for work on a residential one-, two-, three- or four-family structure.

An air-conditioning system may be designed by an installing air-conditioning contractor certified under Chapter 489, *Florida Statutes*, to serve any building or addition which is designed to

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accommodate fewer than 100 persons and requires an air-conditioning system with a value of \$125,000 or less; and when a 15-ton-per system or less is designed for a singular space of a building and each 15-ton system or less has an independent duct system. Systems not complying with the above require design documents that are to be sealed by a professional engineer.

Example 1: When a space has two 10-ton systems with each having an independent duct system, the contractor may design these two systems, since each unit (system) is less than 15 tons.

Example 2: Consider a small single-story office building which consists of six individual offices where each office has a single three-ton package air-conditioning heat pump. The six heat pumps are connected to a single water cooling tower. The cost of the entire heating, ventilation and air-conditioning work is \$47,000 and the office building accommodates fewer than 100 persons. Because the six mechanical units are connected to a common water tower, this is considered to be an 18-ton system.

NOTE: It was further clarified by the Commission that the limiting criteria of 100 persons and \$125,000 apply to the building occupancy load and the cost for the total air-conditioning system of the building.

4. Any specialized mechanical, electrical, or plumbing document for any new building or addition which includes a medical gas, oxygen, steam, vacuum, toxic air filtration, halon, or fire detection and alarm system which costs more than \$5,000.
5. Electrical documents. See *Florida Statutes*, Section 471.003(2)(h).

Documents requiring an engineer seal by this part shall not be valid unless a professional engineer who possesses a valid certificate of registration has signed, dated, and stamped such document as provided in Section 471.025, *Florida Statutes*.

6. All public swimming pools and public bathing places defined by and regulated under Chapter 514, *Florida Statutes*.

[A] **105.3.2 Time limitation of application.** An application for a *permit* for any proposed work shall be deemed to have been abandoned 180 days after the date of filing, unless such application has been pursued in good faith or a *permit* has been issued; except that the *building official* is authorized to grant one or more extensions of time for additional periods not exceeding 90 days each. The extension shall be requested in writing and justifiable cause demonstrated.

105.3.3 An enforcing authority may not issue a building permit for any building construction, erection, alteration, modification, repair or addition unless the *permit* either includes on its face or there is attached to the permit the following statement: "NOTICE: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies, or federal agencies."

105.3.4 A building permit for a single-family residential dwelling must be issued within 30 working days of application therefor unless unusual circumstances require a longer time for processing the application or unless the *permit* application fails to satisfy the *Florida Building Code* or the enforcing agency's laws or ordinances.

105.3.5 Identification of minimum premium policy. Except as otherwise provided in Chapter 440, *Florida Statutes*, Workers' Compensation, every employer shall, as a condition to receiving a building *permit*, show proof that it has secured compensation for its employees as provided in Sections 440.10 and 440.38, *Florida Statutes*.

105.3.6 Asbestos removal. Moving, removal or disposal of asbestos-containing materials on a residential building where the owner occupies the building, the building is not for sale or lease, and the work is performed according to the owner-builder limitations provided in this paragraph. To qualify for exemption under this paragraph, an owner must personally appear and sign the building permit application. The permitting agency shall provide the person with a disclosure statement in substantially the following form:

Disclosure statement: State law requires asbestos abatement to be done by licensed contractors. You have applied for a permit under an exemption to that law. The exemption allows you, as the owner of your property, to act as your own asbestos abatement contractor even though you do not have a license. You must supervise the construction yourself. You may move, remove or dispose of asbestos-containing materials on a residential building where you occupy the building and the building is not for sale or lease, or the building is a farm outbuilding on your property. If you sell or lease such building within 1 year after the asbestos abatement is complete, the law will presume that you intended to sell or lease the property at the time the work was done, which is a violation of this exemption. You may not hire an unlicensed person as your contractor. Your work must be done according to all local, state and federal laws and regulations which apply to asbestos abatement projects. It is your responsibility to make sure that people employed by you have licenses required by state law and by county or municipal licensing ordinances.

105.3.7 Applicable code for manufactured buildings. Manufacturers should be permitted to complete all buildings designed and approved prior to the effective date of a new code edition, provided a clear signed contract is in

place. The contract shall provide specific data mirroring that required by an application for permit, specifically, without limitation, date of execution, building owner or dealer, and anticipated date of completion. However, the construction activity must commence within 6 months of the contract's execution. The contract is subject to verification by the Department of Business and Professional Regulation.

[A] 105.4 Conditions of the permit.

105.4.1 Permit intent. A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter or set aside any of the provisions of the technical codes, nor shall issuance of a *permit* prevent the *building official* from thereafter requiring a correction of errors in plans, construction or violations of this code. Every *permit* issued shall become invalid unless the work authorized by such *permit* is commenced within six months after its issuance, or if the work authorized by such *permit* is suspended or abandoned for a period of six months after the time the work is commenced.

105.4.1.1 If work has commenced and the *permit* is revoked, becomes null and void, or expires because of lack of progress or abandonment, a new *permit* covering the proposed construction shall be obtained before proceeding with the work.

105.4.1.2 If a new *permit* is not obtained within 180 days from the date the initial *permit* became null and void, the *building official* is authorized to require that any work which has been commenced or completed be removed from the building site. Alternately, a new *permit* may be issued on application, providing the work in place and required to complete the structure meets all applicable regulations in effect at the time the initial *permit* became null and void and any regulations which may have become effective between the date of expiration and the date of issuance of the new *permit*.

105.4.1.3 Work shall be considered to be in active progress when the *permit* has received an approved inspection within 180 days. This provision shall not be applicable in case of civil commotion or strike or when the building work is halted due directly to judicial injunction, order or similar process.

105.4.1.4 The fee for renewal reissuance and extension of a *permit* shall be set forth by the administrative authority.

[A] 105.5 Expiration. Reserved.

[A] 105.6 Denial or revocation. Whenever a *permit* required under this section is denied or revoked because the plan, or the construction, erection, alteration, modification, repair, or demolition of a building, is found by the local enforcing agency to be not in compliance with the *Florida Building Code*, the local enforcing agency shall identify the specific plan or project features that do not comply with the applicable codes, identify the specific code chapters and sections upon which the finding is based, and provide this information to the *permit* applicant. If the local building code administra-

tor or inspector finds that the plans are not in compliance with the *Florida Building Code*, the local building code administrator or inspector shall identify the specific plan features that do not comply with the applicable codes, identify the specific code chapters and sections upon which the finding is based, and provide this information to the local enforcing agency. The local enforcing agency shall provide this information to the *permit* applicant.

[A] 105.7 Placement of permit. The building *permit* or copy shall be kept on the site of the work until the completion of the project.

105.8 Notice of commencement. In accordance with Section 713.135, *Florida Statutes*, when any person applies for a building *permit*, the authority issuing such *permit* shall print on the face of each *permit* card in no less than 14-point, capitalized, boldfaced type: "WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT."

105.9 Asbestos. The enforcing agency shall require each building *permit* for the demolition or renovation of an existing structure to contain an asbestos notification statement which indicates the owner's or operator's responsibility to comply with the provisions of Section 469.003, *Florida Statutes*, and to notify the Department of Environmental Protection of his or her intentions to remove asbestos, when applicable, in accordance with state and federal law.

105.10 Certificate of protective treatment for prevention of termites. A weather-resistant job-site posting board shall be provided to receive duplicate treatment certificates as each required protective treatment is completed, providing a copy for the person the *permit* is issued to and another copy for the building *permit* files. The treatment certificate shall provide the product used, identity of the applicator, time and date of the treatment, site location, area treated, chemical used, percent concentration and number of gallons used, to establish a verifiable record of protective treatment. If the soil chemical barrier method for termite prevention is used, final exterior treatment shall be completed prior to final building approval.

105.11 Notice of termite protection. A permanent sign which identifies the termite treatment provider and need for reinspection and treatment contract renewal shall be provided. The sign shall be posted near the water heater or electric panel.

105.12 Work starting before permit issuance. Upon approval of the *building official*, the scope of work delineated in the building *permit* application and plan may be started prior to the final approval and issuance of the *permit*, provided any work completed is entirely at risk of the *permit* applicant and the work does not proceed past the first required inspection.

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105.13 Phased permit approval. After submittal of the appropriate construction documents, the *building official* is authorized to issue a *permit* for the construction of foundations or any other part of a building or structure before the construction documents for the whole building or structure have been submitted. The holder of such *permit* for the foundation or other parts of a building or structure shall proceed at the holder's own risk with the building operation and without assurance that a permit for the entire structure will be granted. Corrections may be required to meet the requirements of the technical codes.

105.14 Permit issued on basis of an affidavit. Whenever a *permit* is issued in reliance upon an affidavit or whenever the work to be covered by a *permit* involves installation under conditions which, in the opinion of the *building official*, are hazardous or complex, the building official shall require that the architect or engineer who signed the affidavit or prepared the drawings or computations shall supervise such work. In addition, they shall be responsible for conformity to the *permit*, provide copies of inspection reports as inspections are performed, and upon completion make and file with the *building official* written affidavit that the work has been done in conformity to the reviewed plans and with the structural provisions of the technical codes. In the event such architect or engineer is not available, the owner shall employ in his stead a competent person or agency whose qualifications are reviewed by the *building official*. The *building official* shall ensure that any person conducting plans review is qualified as a plans examiner under Part XII of Chapter 468, *Florida Statutes*, and that any person conducting inspections is qualified as a building inspector under Part III of Chapter 468, *Florida Statutes*.

Exception: Permit issued on basis of an affidavit shall not extend to the flood load and flood-resistance requirements of the *Florida Building Code*.

105.15 Opening protection. When any activity requiring a building *permit* that is applied for on or after July 1, 2008, and for which the estimated cost is \$50,000 or more for a site built single-family detached residential structure that is located in the wind borne debris region as defined in this code and that has an insured value of \$750,000 or more, or, if the site built single-family detached residential structure is uninsured or for which documentation of insured value is not presented, has a just valuation for the structure for purposes of ad valorem taxation of \$750,000 or more; opening protections as required within this code or *Florida Building Code, Residential* for new construction shall be provided.

Exception: Single-family residential structures permitted subject to the *Florida Building Code* are not required to comply with this section.

105.16 Inspection of existing residential building not impacted by construction.

- (a) A local enforcing agency, and any local building code administrator, inspector, or other official or entity, may not require as a condition of issuance of a one- or two-family residential building *permit* the inspection of any portion of a building, structure, or real property that is not directly impacted by the construction, erection,

alteration, modification, repair, or demolition of the building, structure, or real property for which the permit is sought.

- (b) This subsection does not apply to a building permit sought for:

1. A substantial improvement as defined in Section 161.54, *Florida Statutes* or as defined in the *Florida Building Code*.
2. A change of occupancy as defined in the *Florida Building Code*.
3. A conversion from residential to nonresidential or mixed use pursuant to Section 553.507(2)(a), *Florida Statutes* or as defined in the *Florida Building Code*.
4. A historic building as defined in the *Florida Building Code*.

- (c) This subsection does not prohibit a local enforcing agency, or any local building code administrator, inspector, or other official or entity, from:

1. Citing any violation inadvertently observed in plain view during the ordinary course of an inspection conducted in accordance with the prohibition in paragraph (a).
2. Inspecting a physically nonadjacent portion of a building, structure, or real property that is directly impacted by the construction, erection, alteration, modification, repair, or demolition of the building, structure, or real property for which the permit is sought in accordance with the prohibition in paragraph (a).
3. Inspecting any portion of a building, structure, or real property for which the owner or other person having control of the building, structure, or real property has voluntarily consented to the inspection of that portion of the building, structure, or real property in accordance with the prohibition in paragraph (a).
4. Inspecting any portion of a building, structure, or real property pursuant to an inspection warrant issued in accordance with Sections 933.20 through 933.30, *Florida Statutes*.

105.17 Streamlined low-voltage alarm system installation permitting.

- (1) As used in this section, the term:

- (a) "Contractor" means a person who is qualified to engage in the business of electrical or alarm system contracting pursuant to a certificate or registration issued by the department under Part II of Chapter 489, *Florida Statutes*.
- (b) "Low-voltage alarm system project" means a project related to the installation, maintenance, inspection, replacement, or service of a new or existing alarm system, as defined in Section 489.505, *Florida Statutes*, operating at low voltage, as defined in the *National Electrical*

Code Standard 70, and ancillary components or equipment attached to such a system, including, but not limited to, home-automation equipment, thermostats and video cameras.

- (2) Notwithstanding any provision of this code, this section applies to low-voltage alarm system projects for which a permit is required by a local enforcement agency.
- (3) This section does not apply to the installation or replacement of a fire alarm if a plan review is required.
- (4) A local enforcement agency shall make uniform basic permit labels available for purchase by a contractor to be used for the installation or replacement of a new or existing alarm system at a cost as indicated in Section 553.793, *Florida Statutes*.
 - (a) A local enforcement agency may not require a contractor, as a condition of purchasing a label, to submit information other than identification information of the licensee and proof of registration or certification as a contractor.
 - (b) A label is valid for 1 year after the date of purchase and may only be used within the jurisdiction of the local enforcement agency that issued the label. A contractor may purchase labels in bulk for one or more unspecified current or future projects.
- (5) A contractor shall post an unused uniform basic permit label in a conspicuous place on the premises of the low-voltage alarm system project site before commencing work on the project.
- (6) A contractor is not required to notify the local enforcement agency before commencing work on a low-voltage alarm system project. However, a contractor must submit a Uniform Notice of a Low-voltage Alarm System Project as provided under subsection (7) to the local enforcement agency within 14 days after completing the project. A local enforcement agency may take disciplinary action against a contractor who fails to timely submit a Uniform Notice of a Low-voltage Alarm System Project.
- (7) The Uniform Notice of a Low-voltage Alarm System Project may be submitted electronically or by facsimile if all submissions are signed by the owner, tenant, contractor, or authorized representative of such persons. The Uniform Notice of a Low-voltage Alarm System Project shall be in the format prescribed by the local enforcement agency and must comply with the requirements of Section 553.793(7), *Florida Statutes*.
- (8) A low-voltage alarm system project may be inspected by the local enforcement agency to ensure compliance with applicable codes and standards. If a low-voltage alarm system project fails an inspection, the contractor must take corrective action as necessary to pass inspection.

- (9) A municipality, county, district, or other entity of local government may not adopt or maintain in effect an ordinance or rule regarding a low-voltage alarm system project that is inconsistent with this section.
- (10) A uniform basic permit label shall not be required for the subsequent maintenance, inspection, or service of an alarm system that was permitted in accordance with this section.

The provisions of this act are not intended to impose new or additional licensure requirements on persons licensed in accordance with the applicable provisions of Chapter 489, *Florida Statutes*.

SECTION 106 FLOOR AND ROOF DESIGN LOADS

[A] 106.1 Live loads posted. Where the live loads for which each floor or portion thereof of a commercial or industrial building is or has been designed to exceed 50 psf (2.40 kN/m²), such design live loads shall be conspicuously posted by the owner in that part of each *story* in which they apply, using durable signs. It shall be unlawful to remove or deface such notices

[A] 106.2 Issuance of certificate of occupancy. A certificate of occupancy required by Section 111 shall not be issued until the floor load signs, required by Section 106.1, have been installed.

[A] 106.3 Restrictions on loading. It shall be unlawful to place, or cause or permit to be placed, on any floor or roof of a building, structure or portion thereof, a load greater than is permitted by this code.

SECTION 107 SUBMITTAL DOCUMENTS

[A] 107.1 General. Submittal documents consisting of *construction documents*, statement of *special inspections*, geotechnical report and other data shall be submitted in two or more sets with each *permit* application. The *construction documents* shall be prepared by a *registered design professional* where required by Chapter 471, *Florida Statutes* or Chapter 481, *Florida Statutes*. Where special conditions exist, the *building official* is authorized to require additional *construction documents* to be prepared by a *registered design professional*.

Exception: The *building official* is authorized to waive the submission of *construction documents* and other data not required to be prepared by a *registered design professional* if it is found that the nature of the work applied for is such that review of *construction documents* is not necessary to obtain compliance with this code.

[A] 107.2 Construction documents. *Construction documents* shall be in accordance with Sections 107.2.1 through 107.2.5.

[A] 107.2.1 Information on construction documents. *Construction documents* shall be dimensioned and drawn upon suitable material. Electronic media documents are permitted to be submitted when *approved* by the *building*

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official. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations, as determined by the building official.

[A] 107.2.2 **Fire protection system shop drawings.** Shop drawings for the *fire protection system(s)* shall be submitted to indicate conformance to this code and the *construction documents* and shall be *approved* prior to the start of system installation. Shop drawings shall contain all information as required by the referenced installation standards in Chapter 9.

[A] 107.2.3 **Means of egress.** The *construction documents* shall show in sufficient detail the location, construction, size and character of all portions of the *means of egress* including the path of the *exit discharge* to the *public way* in compliance with the provisions of this code. In other than occupancies in Groups R-2, R-3, and I-1, the *construction documents* shall designate the number of occupants to be accommodated on every floor, and in all rooms and spaces.

[A] 107.2.4 **Exterior wall envelope.** *Construction documents* for all buildings shall describe the *exterior wall envelope* in sufficient detail to determine compliance with this code. The *construction documents* shall provide details of the *exterior wall envelope* as required, including flashing, intersections with dissimilar materials, corners, end details, control joints, intersections at roof, eaves or parapets, means of drainage, water-resistive membrane and details around openings.

The *construction documents* shall include manufacturer's installation instructions that provide supporting documentation that the proposed penetration and opening details described in the *construction documents* maintain the weather resistance of the *exterior wall envelope*. The supporting documentation shall fully describe the *exterior wall system* which was tested, where applicable, as well as the test procedure used.

[A] 107.2.5 **Site plan.** The *construction documents* submitted with the application for *permit* shall be accompanied by a site plan showing to scale the size and location of new construction and existing structures on the site, distances from *lot lines*, the established street grades and the proposed finished grades and, as applicable, flood hazard areas, floodways, and *design flood* elevations; and it shall be drawn in accordance with an accurate boundary line survey. In the case of demolition, the site plan shall show construction to be demolished and the location and size of existing structures and construction that are to remain on the site or plot. The *building official* is authorized to waive or modify the requirement for a site plan when the application for *permit* is for *alteration* or repair or when otherwise warranted.

[A] 107.2.5.1 **Design flood elevations.** Where *design flood* elevations are not specified, they shall be established in accordance with Section 1612.3.1.

107.2.5.2 For the purpose of inspection and record retention, site plans for a building may be maintained in the form of an electronic copy at the worksite. These plans must be open to inspection by the *building official* or a duly authorized representative, as required by the *Florida Building Code*.

[A] 107.3 **Examination of documents.** The *building official* shall examine or cause to be examined the accompanying submittal documents and shall ascertain by such examinations whether the construction indicated and described is in accordance with the requirements of this code and other pertinent laws or ordinances.

Exceptions:

1. Building plans approved pursuant to state-approved manufactured buildings are exempt from local codes enforcing agency plan reviews except for provisions of the code relating to erection, assembly or construction at the site. Erection, assembly and construction at the site are subject to local permitting and inspections. Photocopies of plans approved according to FAC 61-41.009, *Florida Administrative Code*, shall be sufficient for local permit application documents of record for the modular building portion of the permitted project.
2. Industrial construction on sites where design, construction and fire safety are supervised by appropriate design and inspection professionals and which contain adequate in-house fire departments and rescue squads is exempt, subject to local government option, from review of plans and inspections, providing owners certify that applicable codes and standards have been met and supply appropriate approved drawings to local building and fire-safety inspectors.

[A] 107.3.1 **Approval of construction documents.** When the *building official* issues a *permit*, the *construction documents* shall be *approved*, in writing or by stamp, as "Reviewed for Code Compliance." One set of *construction documents* so reviewed shall be retained by the *building official*. The other set shall be returned to the applicant, shall be kept at the site of work and shall be open to inspection by the *building official* or a duly authorized representative.

[A] 107.3.2 **Previous approvals.** This code shall not require changes in the *construction documents*, construction or designated occupancy of a structure for which a lawful *permit* has been heretofore issued or otherwise lawfully authorized, and the construction of which has been pursued in good faith within 180 days after the effective date of this code and has not been abandoned.

[A] 107.3.3 **Phased approval.** The *building official* is authorized to issue a *permit* for the construction of foundations or any other part of a building or structure before the *construction documents* for the whole building or structure have been submitted, provided that adequate information and detailed statements have been filed complying with pertinent requirements of this code. The holder of such *permit* for the foundation or other parts of a building or

structure shall proceed at the holder's own risk with the building operation and without assurance that a *permit* for the entire structure will be granted.

[A] 107.3.4 Design professional in responsible charge.
Reserved.

[A] 107.3.4.1 Deferred submittals. For the purposes of this section, deferred submittals are defined as those portions of the design that are not submitted at the time of the application and that are to be submitted to the *building official* within a specified period.

Deferral of any submittal items shall have the prior approval of the *building official*. The *registered design professional in responsible charge* shall list the deferred submittals on the *construction documents* for review by the *building official*.

Documents for deferred submittal items shall be submitted to the *registered design professional in responsible charge* who shall review them and forward them to the *building official* with a notation indicating that the deferred submittal documents have been reviewed and found to be in general conformance to the design of the building. The deferred submittal items shall not be installed until the deferred submittal documents have been *approved* by the *building official*.

107.3.4.2 Certifications by contractors authorized under the provisions of Section 489.115(4)(b), *Florida Statutes*, shall be considered equivalent to sealed plans and specifications by a person licensed under Chapter 471, *Florida Statutes*, or Chapter 481, *Florida Statutes*, by local enforcement agencies for plans review for permitting purposes relating to compliance with the wind-resistance provisions of the code or alternate methodologies approved by the Florida Building Commission for one- and two-family dwellings. Local enforcement agencies may rely upon such certification by contractors that the plans and specifications submitted conform to the requirements of the code for wind resistance. Upon good cause shown, local government code enforcement agencies may accept or reject plans sealed by persons licensed under Chapters 471, 481 or 489, *Florida Statutes*.

107.3.5 Minimum plan review criteria for buildings. The examination of the documents by the building official shall include the following minimum criteria and documents: a floor plan; site plan; foundation plan; floor/roof framing plan or truss layout; all fenestration penetrations; flashing; and rough opening dimensions; and all exterior elevations:

Commercial Buildings:

Building:

1. Site requirements:
 - Parking
 - Fire access
 - Vehicle loading
 - Driving/turning radius
 - Fire hydrant/water supply/post indicator valve (PIV)

- Set back/separation (assumed property lines)
- Location of specific tanks, water lines and sewer lines
- Flood hazard areas, flood zones, and design flood elevations

2. Occupancy group and special occupancy requirements shall be determined.
3. Minimum type of construction shall be determined (see Table 503).
4. Fire-resistant construction requirements shall include the following components:
 - Fire-resistant separations
 - Fire-resistant protection for type of construction
 - Protection of openings and penetrations of rated walls
 - Fire blocking and draftstopping and calculated fire resistance
5. Fire suppression systems shall include:
 - Early warning smoke evacuation systems
 - Schematic fire sprinklers
 - Standpipes
 - Pre-engineered systems
 - Riser diagram.
6. Life safety systems shall be determined and shall include the following requirements:
 - Occupant load and egress capacities
 - Early warning
 - Smoke control
 - Stair pressurization
 - Systems schematic
7. Occupancy load/egress requirements shall include:
 - Occupancy load
 - Gross
 - Net
 - Means of egress
 - Exit access
 - Exit
 - Exit discharge
 - Stairs construction/geometry and protection
 - Doors
 - Emergency lighting and exit signs
 - Specific occupancy requirements
 - Construction requirements
 - Horizontal exits/exit passageways
8. Structural requirements shall include:
 - Soil conditions/analysis
 - Termite protection
 - Design loads
 - Wind requirements
 - Building envelope
 - Impact resistant coverings or systems
 - Structural calculations (if required)
 - Foundation
 - Flood requirements in accordance with Section 1612, including lowest floor elevations, enclosures, flood damage-resistant materials

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- Wall systems
 - Floor systems
 - Roof systems
 - Threshold inspection plan
 - Stair systems
9. Materials shall be reviewed and shall at a minimum include the following:
- Wood
 - Steel
 - Aluminum
 - Concrete
 - Plastic
 - Glass
 - Masonry
 - Gypsum board and plaster
 - Insulating (mechanical)
 - Roofing
 - Insulation
10. Accessibility requirements shall include the following:
- Site requirements
 - Accessible route
 - Vertical accessibility
 - Toilet and bathing facilities
 - Drinking fountains
 - Equipment
 - Special occupancy requirements
 - Fair housing requirements
11. Interior requirements shall include the following:
- Interior finishes (flame spread/smoke development)
 - Light and ventilation
 - Sanitation
12. Special systems:
- Elevators
 - Escalators
 - Lifts
13. Swimming pools:
- Barrier requirements
 - Spas
 - Wading pools
- Electrical:**
1. Electrical:
 - Wiring
 - Services
 - Feeders and branch circuits
 - Overcurrent protection
 - Grounding
 - Wiring methods and materials
 - GFCIs
 2. Equipment
 3. Special occupancies
 4. Emergency systems
 5. Communication systems
 6. Low voltage

7. Load calculations
8. Design flood elevation

Plumbing:

1. Minimum plumbing facilities
2. Fixture requirements
3. Water supply piping
4. Sanitary drainage
5. Water heaters
6. Vents
7. Roof drainage
8. Back flow prevention
9. Irrigation
10. Location of water supply line
11. Grease traps
12. Environmental requirements
13. Plumbing riser
14. Design flood elevation

Mechanical:

1. Energy calculations
2. Exhaust systems:
 - Clothes dryer exhaust
 - Kitchen equipment exhaust
 - Specialty exhaust systems
3. Equipment
4. Equipment location
5. Make-up air
6. Roof-mounted equipment
7. Duct systems
8. Ventilation
9. Combustion air
10. Chimneys, fireplaces and vents
11. Appliances
12. Boilers
13. Refrigeration
14. Bathroom ventilation
15. Laboratory
16. Design flood elevation

Gas:

1. Gas piping
2. Venting
3. Combustion air
4. Chimneys and vents
5. Appliances
6. Type of gas
7. Fireplaces

8. LP tank location
9. Riser diagram/shutoffs
10. Design flood elevation

Demolition:

1. Asbestos removal

Residential (one- and two-family):

1. Site requirements:
 - Set back/separation (assumed property lines)
 - Location of septic tanks
2. Fire-resistant construction (if required)
3. Fire
4. Smoke detector locations
5. Egress:
 - Egress window size and location stairs construction requirements
6. Structural requirements shall include:
 - Wall section from foundation through roof, including assembly and materials connector tables wind requirements structural calculations (if required)
 - Flood hazard areas, flood zones, design flood elevations, lowest floor elevations, enclosures, equipment, and flood damage-resistant materials
7. Accessibility requirements:
 - Show/identify Accessible bath
8. Impact resistant coverings or systems

Exemptions:

Plans examination by the building official shall not be required for the following work:

1. Replacing existing equipment such as mechanical units, water heaters, etc.
2. Reroofs
3. Minor electrical, plumbing and mechanical repairs
4. Annual maintenance permits
5. Prototype plans:
 - Except for local site adaptations, siding, foundations and/or modifications.
 - Except for structures that require waiver.
6. Manufactured buildings plan except for foundations and modifications of buildings on site.

[A] 107.4 Amended construction documents. Work shall be installed in accordance with the *approved construction documents*, and any changes made during construction that are not in compliance with the *approved construction documents* shall be resubmitted for approval as an amended set of *construction documents*.

[A] 107.5 Retention of construction documents. One set of *approved construction documents* shall be retained by the *building official* for a period of not less than 180 days from

date of completion of the permitted work, or as required by *Florida Statutes*.

107.6 Affidavits. The building official may accept a sworn affidavit from a registered architect or engineer stating that the plans submitted conform to the technical codes. For buildings and structures, the affidavit shall state that the plans conform to the laws as to egress, type of construction and general arrangement and, if accompanied by drawings, show the structural design and that the plans and design conform to the requirements of the technical codes as to strength, stresses, strains, loads and stability. The building official may without any examination or inspection accept such affidavit, provided the architect or engineer who made such affidavit agrees to submit to the building official copies of inspection reports as inspections are performed and upon completion of the structure, electrical, gas, mechanical or plumbing systems a certification that the structure, electrical, gas, mechanical or plumbing system has been erected in accordance with the requirements of the technical codes. Where the building official relies upon such affidavit, the architect or engineer shall assume full responsibility for compliance with all provisions of the technical codes and other pertinent laws or ordinances. The building official shall ensure that any person conducting plans review is qualified as a plans examiner under Part XII of Chapter 468, *Florida Statutes*, and that any person conducting inspections is qualified as a building inspector under Part XII of Chapter 468, *Florida Statutes*.

107.6.1 Building permits issued on the basis of an affidavit. Pursuant to the requirements of federal regulation for participation in the National Flood Insurance Program (44 C.F.R. Parts 59 and 60), the authority granted to the *building official* to issue permits, to rely on inspections, and to accept plans and construction documents on the basis of affidavits and plans submitted pursuant to Sections 105.14 and 107.6, shall not extend to the flood load and flood-resistance construction requirements of the *Florida Building Code*.

SECTION 108 TEMPORARY STRUCTURES AND USES

[A] 108.1 General. The *building official* is authorized to issue a *permit* for temporary structures and temporary uses. Such *permits* shall be limited as to time of service, but shall not be permitted for more than 180 days. The *building official* is authorized to grant extensions for demonstrated cause.

[A] 108.2 Conformance. Temporary structures and uses shall conform to the structural strength, fire safety, *means of egress*, accessibility, light, ventilation and sanitary requirements of this code as necessary to ensure public health, safety and general welfare.

[A] 108.3 Temporary power. The *building official* is authorized to give permission to temporarily supply and use power in part of an electric installation before such installation has been fully completed and the final certificate of completion has been issued. The part covered by the temporary certificate shall comply with the requirements specified for temporary lighting, heat or power in NFPA 70.

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[A] **108.4 Termination of approval.** The *building official* is authorized to terminate such *permit* for a temporary structure or use and to order the temporary structure or use to be discontinued.

SECTION 109 FEES

[A] **109.1 Payment of fees.** A *permit* shall not be valid until the fees prescribed by law have been paid, nor shall an amendment to a *permit* be released until the additional fee, if any, has been paid.

[A] **109.2 Schedule of permit fees.** On buildings, structures, electrical, gas, mechanical, and plumbing systems or *alterations* requiring a *permit*, a fee for each *permit* shall be paid as required, in accordance with the schedule as established by the applicable governing authority.

[A] **109.3 Building permit valuations.** The applicant for a *permit* shall provide an estimated *permit* value at time of application. *Permit* valuations shall include total value of work, including materials and labor, for which the *permit* is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems. If, in the opinion of the *building official*, the valuation is underestimated on the application, the *permit* shall be denied, unless the applicant can show detailed estimates to meet the approval of the *building official*. Final building *permit* valuation shall be set by the *building official*.

[A] **109.4 Work commencing before permit issuance.** Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary *permits* shall be subject to a fee established by the *building official* that shall be in addition to the required *permit* fees.

[A] **109.5 Related fees.** Reserved.

[A] **109.6 Refunds.** Reserved.

SECTION 110 INSPECTIONS

[A] **110.1 General.** Construction or work for which a *permit* is required shall be subject to inspection by the *building official* and such construction or work shall remain accessible and exposed for inspection purposes until *approved*. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid. It shall be the duty of the *permit* applicant to cause the work to remain accessible and exposed for inspection purposes. Neither the *building official* nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

[A] **110.2 Preliminary inspection.** Before issuing a *permit*, the *building official* is authorized to examine or cause to be

examined buildings, structures and sites for which an application has been filed.

[A] **110.3 Required inspections.** The building official upon notification from the permit holder or his or her agent shall make the following inspections, and shall either release that portion of the construction or shall notify the permit holder or his or her agent of any violations which must be corrected in order to comply with the technical codes. The building official shall determine the timing and sequencing of when inspections occur and what elements are inspected at each inspection.

Building:

1. Foundation inspection. To be made after trenches are excavated and forms erected and shall, at a minimum, include the following building components:
 - Stem-wall
 - Monolithic slab-on-grade
 - Piling/pile caps
 - Footers/grade beams
 - 1.1. In flood hazard areas, upon placement of the lowest floor, including basement, and prior to further vertical construction, the elevation certification shall be submitted to the authority having jurisdiction.
2. Framing inspection. To be made after the roof, all framing, fireblocking and bracing is in place, all concealing wiring, all pipes, chimneys, ducts and vents are complete and shall, at a minimum, include the following building components:
 - Window/door framing
 - Vertical cells/columns
 - Lintel/tie beams
 - Framing/trusses/bracing/connectors
 - Draft stopping/fire blocking
 - Curtain wall framing
 - Energy insulation
 - Accessibility
 - Verify rough opening dimensions are within tolerances.
3. Sheathing inspection. To be made either as part of a dry-in inspection or done separately at the request of the contractor after all roof and wall sheathing and fasteners are complete and shall, at a minimum, include the following building components:
 - Roof sheathing
 - Wall sheathing
 - Sheathing fasteners
 - Roof/wall dry-in
4. Roofing inspection. Shall, at a minimum, include the following building components:
 - Dry-in

- Insulation
 - Roof coverings
 - Flashing
5. Final inspection. To be made after the building is completed and ready for occupancy.

5.1. In flood hazard areas, as part of the final inspection, a final certification of the lowest floor elevation shall be submitted to the authority having jurisdiction.

6. Swimming pool inspection. First inspection to be made after excavation and installation of reinforcing steel, bonding and main drain and prior to placing of concrete.

Final inspection to be made when the swimming pool is complete and all required enclosure requirements are in place.

In order to pass final inspection and receive a certificate of completion, a residential swimming pool must meet the requirements relating to pool safety features as described in Section 454.2.17 of this code.

7. Demolition inspections. First inspection to be made after all utility connections have been disconnected and secured in such manner that no unsafe or unsanitary conditions shall exist during or after demolition operations.

Final inspection to be made after all demolition work is completed.

8. Manufactured building inspections. The building department shall inspect construction of foundations; connecting buildings to foundations; installation of parts identified on plans as site installed items, joining the modules, including utility cross-overs; utility connections from the building to utility lines on site; and any other work done on site which requires compliance with the *Florida Building Code*. Additional inspections may be required for public educational facilities (see Section 453.27.20 of this code).
9. Where impact-resistant coverings or impact-resistant systems are installed, the building official shall schedule adequate inspections of impact-resistant coverings or impact-resistant systems to determine the following:

The system indicated on the plans was installed.

The system is installed in accordance with the manufacturer's installation instructions and the product approval.

Electrical:

1. Underground inspection. To be made after trenches or ditches are excavated, conduit or cable installed, and before any backfill is put in place.
2. Rough-in inspection. To be made after the roof, framing, fireblocking and bracing is in place and

prior to the installation of wall or ceiling membranes.

3. Final inspection. To be made after the building is complete, all required electrical fixtures are in place and properly connected or protected, and the structure is ready for occupancy.

Plumbing:

1. Underground inspection. To be made after trenches or ditches are excavated, piping installed, and before any backfill is put in place.
2. Rough-in inspection. To be made after the roof, framing, fireblocking and bracing is in place and all soil, waste and vent piping is complete, and prior to this installation of wall or ceiling membranes.
3. Final inspection. To be made after the building is complete, all plumbing fixtures are in place and properly connected, and the structure is ready for occupancy.

Note: See Section P312 of the *Florida Building Code, Plumbing* for required tests.

Mechanical:

1. Underground inspection. To be made after trenches or ditches are excavated, underground duct and fuel piping installed, and before any backfill is put in place.
2. Rough-in inspection. To be made after the roof, framing, fire blocking and bracing are in place and all ducting and other concealed components are complete, and prior to the installation of wall or ceiling membranes.
3. Final inspection. To be made after the building is complete, the mechanical system is in place and properly connected, and the structure is ready for occupancy.

Gas:

1. Rough piping inspection. To be made after all new piping authorized by the permit has been installed, and before any such piping has been covered or concealed or any fixtures or gas appliances have been connected.
2. Final piping inspection. To be made after all piping authorized by the permit has been installed and after all portions which are to be concealed by plastering or otherwise have been so concealed, and before any fixtures or gas appliances have been connected. This inspection shall include a pressure test.
3. Final inspection. To be made on all new gas work authorized by the permit and such portions of existing systems as may be affected by new work or any changes, to ensure compliance with all the requirements of this code and to assure that the installation and construction of the gas system is in accordance with reviewed plans.

[A] 110.3.1 Footing and foundation inspection. Reserved.

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[A] 110.3.2 Concrete slab and under-floor inspection. Reserved.

[A] 110.3.3 Lowest floor elevation. Reserved.

[A] 110.3.4 Frame inspection. Reserved.

[A] 110.3.5 Lath and gypsum board inspection. Lath and gypsum board inspections shall be made after lathing and gypsum board, interior and exterior, is in place, but before any plastering is applied or gypsum board joints and fasteners are taped and finished.

Exception: Gypsum board that is not part of a fire-resistance-rated assembly or a shear assembly.

[A] 110.3.6 Fire- and smoke-resistant penetrations. Protection of joints and penetrations in fire-resistance-rated assemblies, *smoke barriers* and smoke partitions shall not be concealed from view until inspected and approved.

[A] 110.3.7 Energy efficiency inspections. Inspections shall be made to determine compliance with Chapter 13 and shall include, but not be limited to, inspections for: envelope insulation *R*- and *U*-values, fenestration *U*-value, duct system *R*-value, and HVAC and water-heating equipment efficiency.

[A] 110.3.8 Other inspections. In addition to the inspections specified in Sections 110.3 through 110.3.7, the *building official* is authorized to make or require other inspections of any construction work to ascertain compliance with the provisions of this code and other laws that are enforced by the department of building safety.

[A] 110.3.9 Special inspections. Reserved.

[A] 110.3.10 Final inspection. Reserved.

[A] 110.3.10.1 Flood hazard documentation. Reserved.

110.3.11 Termites. Building components and building surroundings required to be protected from termite damage in accordance with Section 1503.7, 2304.11.6 or 2304.13, specifically required to be inspected for termites in accordance with Section 2114, or required to have chemical soil treatment in accordance with Section 1816 shall not be covered or concealed until the release from the building official has been received.

110.3.12 Impact-resistant coverings or systems. Where impact-resistant coverings or systems are installed to meet requirements of this code, the building official shall schedule adequate inspections of impact-resistant coverings or systems to determine the following:

1. The system indicated on the plans was installed.
2. The system is installed in accordance with the manufacturer's installation instructions and the product approval.

[A] 110.4 Inspection agencies. Reserved.

[A] 110.5 Inspection requests. It shall be the duty of the holder of the building *permit* or their duly authorized agent to notify the *building official* when work is ready for inspection. It shall be the duty of the *permit* holder to provide access to and means for inspections of such work that are required by this code.

[A] 110.6 Approval required. Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the *building official*. The *building official*, upon notification, shall make the requested inspections and shall either indicate the portion of the construction that is satisfactory as completed, or notify the *permit* holder or his or her agent wherein the same fails to comply with this code. Any portions that do not comply shall be corrected and such portion shall not be covered or concealed until authorized by the *building official*.

110.7 Shoring. For threshold buildings, shoring and associated formwork or falsework shall be designed and inspected by a Florida licensed professional engineer, prior to any required mandatory inspections by the threshold building inspector.

110.8 Threshold building.

110.8.1 The enforcing agency shall require a special inspector to perform structural inspections on a threshold building pursuant to a structural inspection plan prepared by the engineer or architect of record. The structural inspection plan must be submitted to the enforcing agency prior to the issuance of a building permit for the construction of a threshold building. The purpose of the structural inspection plans is to provide specific inspection procedures and schedules so that the building can be adequately inspected for compliance with the permitted documents. The special inspector may not serve as a surrogate in carrying out the responsibilities of the building official, the architect, or the engineer of record. The contractor's contractual or statutory obligations are not relieved by any action of the special inspector.

110.8.2 The special inspector shall determine that a professional engineer who specializes in shoring design has inspected the shoring and reshoring for conformance with the shoring and reshoring plans submitted to the enforcing agency. A fee simple title owner of a building, which does not meet the minimum size, height, occupancy, occupancy classification, or number-of-stories criteria which would result in classification as a threshold building under Section 553.71(7), *Florida Statutes*, may designate such building as a threshold building, subject to more than the minimum number of inspections required by the *Florida Building Code*.

110.8.3 The fee owner of a threshold building shall select and pay all costs of employing a special inspector, but the special inspector shall be responsible to the enforcement agency. The inspector shall be a person certified, licensed or registered under Chapter 471, *Florida Statutes*, as an

engineer or under Chapter 481, *Florida Statutes*, as an architect.

110.8.4 Each enforcement agency shall require that, on every threshold building:

110.8.4.1 The special inspector, upon completion of the building and prior to the issuance of a certificate of occupancy, file a signed and sealed statement with the enforcement agency in substantially the following form: "To the best of my knowledge and belief, the above described construction of all structural load-bearing components complies with the permitted documents, and the shoring and reshoring conforms to the shoring and reshoring plans submitted to the enforcement agency."

110.8.4.2 Any proposal to install an alternate structural product or system to which building codes apply be submitted to the enforcement agency for review for compliance with the codes and made part of the enforcement agency's recorded set of permit documents.

110.8.4.3 All shoring and reshoring procedures, plans and details be submitted to the enforcement agency for recordkeeping. Each shoring and reshoring installation shall be supervised, inspected and certified to be in compliance with the shoring documents by the contractor.

110.8.4.4 All plans for the building which are required to be signed and sealed by the architect or engineer of record contain a statement that, to the best of the architect's or engineer's knowledge, the plans and specifications comply with the applicable minimum building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and Chapter 633, *Florida Statutes*.

110.8.5 No enforcing agency may issue a building permit for construction of any threshold building except to a licensed general contractor, as defined in Section 489.105(3)(a), *Florida Statutes*, or to a licensed building contractor, as defined in Section 489.105(3)(b), *Florida Statutes*, within the scope of her or his license. The named contractor to whom the building permit is issued shall have the responsibility for supervision, direction, management and control of the construction activities on the project for which the building permit was issued.

110.8.6 The building department may allow a special inspector to conduct the minimum structural inspection of threshold buildings required by this code, Section 553.73, *Florida Statutes*, without duplicative inspection by the building department. The building official is responsible for ensuring that any person conducting inspections is qualified as a building inspector under Part XII of Chapter 468, *Florida Statutes*, or certified as a special inspector under Chapter 471 or 481, *Florida Statutes*. Inspections of threshold buildings required by Section 553.79(5), *Florida Statutes*, are in addition to the minimum inspections required by this code.

SECTION 111 CERTIFICATE OF OCCUPANCY

[A] 111.1 Use and occupancy. No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made, until the *building official* has issued a certificate of occupancy therefor as provided herein. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction.

Exception: Certificates of occupancy are not required for work exempt from *permits* under Section 105.2.

[A] 111.2 Certificate issued. After the *building official* inspects the building or structure and finds no violations of the provisions of this code or other laws that are enforced by the department of building safety, the *building official* shall issue a certificate of occupancy that contains the following:

1. The building *permit* number.
2. The address of the structure.
3. The name and address of the owner.
4. A description of that portion of the structure for which the certificate is issued.
5. A statement that the described portion of the structure has been inspected for compliance with the requirements of this code for the occupancy and division of occupancy and the use for which the proposed occupancy is classified.
6. For buildings and structures in flood hazard areas, a statement that documentation of the as-built lowest floor elevation has been provided and is retained in the records of the authority having jurisdiction
7. The name of the *building official*.
8. The edition of the code under which the *permit* was issued.
9. The use and occupancy, in accordance with the provisions of Chapter 3.
10. The type of construction as defined in Chapter 6.
11. The design *occupant load*.
12. If an *automatic sprinkler system* is provided, whether the sprinkler system is required.
13. Any special stipulations and conditions of the building *permit*.

[A] 111.3 Temporary occupancy. The *building official* is authorized to issue a temporary certificate of occupancy before the completion of the entire work covered by the *permit*, provided that such portion or portions shall be occupied safely. The *building official* shall set a time period during which the temporary certificate of occupancy is valid.

[A] 111.4 Revocation. The *building official* is authorized to, in writing, suspend or revoke a certificate of occupancy or completion issued under the provisions of this code wherever the certificate is issued in error, or on the basis of incorrect information supplied, or where it is determined that the build-

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ing or structure or portion thereof is in violation of any ordinance or regulation or any of the provisions of this code.

- **111.5 Certificate of completion.** A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy a building, such as shell building, prior to the issuance of a certificate of occupancy.

SECTION 112 SERVICE UTILITIES

[A] **112.1 Connection of service utilities.** No person shall make connections from a utility, source of energy, fuel or power to any building or system that is regulated by this code for which a *permit* is required, until released by the *building official*.

[A] **112.2 Temporary connection.** The *building official* shall have the authority to authorize the temporary connection of the building or system to the utility source of energy, fuel or power.

[A] **112.3 Authority to disconnect service utilities.** The *building official* shall have the authority to authorize disconnection of utility service to the building, structure or system regulated by this code and the referenced codes and standards set forth in Section 101.4 in case of emergency where necessary to eliminate an immediate hazard to life or property or when such utility connection has been made without the approval required by Section 112.1 or 112.2. The *building official* shall notify the serving utility, and wherever possible the owner and occupant of the building, structure or service system of the decision to disconnect prior to taking such action. If not notified prior to disconnecting, the owner or occupant of the building, structure or service system shall be notified in writing, as soon as practical thereafter.

SECTION 113 BOARD OF APPEALS RESERVED

SECTION 114 VIOLATIONS RESERVED

SECTION 115 STOP WORK ORDER

[A] **115.1 Authority.** Whenever the *building official* finds any work regulated by this code being performed in a manner either contrary to the provisions of this code or dangerous or unsafe, the *building official* is authorized to issue a stop work order.

[A] **115.2 Issuance.** The stop work order shall be in writing and shall be given to the owner of the property involved, or to the owner's agent, or to the person doing the work. Upon issuance of a stop work order, the cited work shall immediately cease. The stop work order shall state the reason for the order, and the conditions under which the cited work will be permitted to resume.

[A] **115.3 Unlawful continuance.** Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to penalties as prescribed by law.

SECTION 116 UNSAFE STRUCTURES AND EQUIPMENT RESERVED

SECTION 117 VARIANCES IN FLOOD HAZARD AREAS

117.1 Flood hazard areas. Pursuant to Section 553.73(5), *Florida Statutes*, the variance procedures adopted in the local floodplain management ordinance shall apply to requests submitted to the *building official* for variances to the provisions of Section 1612.4 of the *Florida Building Code, Building* or, as applicable, the provisions of Section R322 of the *Florida Building Code, Residential*. This section shall not apply to Section 3109 of the *Florida Building Code, Building*.