

**EXISTING BUILDING INSPECTION WORKGROUP
TELECONFERENCE MEETING FROM TALLAHASSEE
PLEASE JOIN MY MEETING FROM YOUR COMPUTER, TABLET OR SMARTPHONE**

[HTTPS://GLOBAL.GOTOMEETING.COM/JOIN/533378925](https://global.gotomeeting.com/join/533378925)

UNITED STATES (TOLL FREE): 1 877 309 2073

ACCESS CODE: 533-378-925

**October 30, 2023
9:00 A.M.**

Minutes

EXISTING BUILDING INSPECTION WORKGROUP PRESENT:

James Schock, Chairman
Heather Anesta
Anthony Apfelbeck
Hamid Bahadori
Joseph Belcher
Eric Stafford for Dr. Anne Cope
Jaime Gascon

Stephen Kowkabany
Daniel Lavrich
Mark Mikkelson
Craig Parrino
Brad Schiffer
Brian Swope
Elijah Flowers for Morgan White

EXISTING BUILDING INSPECTION WORKGROUP NOT PRESENT:

Joseph Belcher
William Bracken
David Compton

Jeffery Gross
Michael Savage

STAFF PRESENT:

Mo Madani
Jim Hammers

Justin Vogel
Sabrina Evans

MEETING FACILITATION:

The meeting was facilitated by Jeff Blair from Facilitated Solutions, LLC. Consultation, Process Design & Facilitation. Information at: facilitatedsolutions.org

Welcome

Time: 9:00 a.m.

Mr. Blair welcomed everyone to the meeting of the Existing Building Inspection Workgroup.

Roll Call:

Mr. Blair performed roll call for the Existing Building Inspection Workgroup. A quorum was determined with 14 members present at roll call.

Agenda Approval:

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

Approval of minutes from September 15, 2023:

Mr. Lavrich entered a motion to approve the minutes from September 15, 2023, as posted. Mr. Apfelbeck seconded the motion. The motion passed unanimously with a vote of 13 to 0.

The Existing Building Inspection Workgroup's Workplan

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

Workgroup:

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

Motion:

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

Background Information:

Mr. Madani briefly reviewed the background information.

Workgroup:

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

Load Test- Structural Dynamic Analysis

Thomas Winant, Straam Group, provided presentation to the members of the workgroup regarding load test – structural dynamic analysis.

Workgroup:

Members of the workgroup, staff, Thomas Winant and Alan Jeary, went into discussion with questions and comments.

The 1st draft of Chapter 18 Minimum Requirement of Milestone Inspection of the 2023 FBC- Existing Building

Mr. Blair reviewed the process of evaluating the 1st draft of Chapter 18 Minimum Requirement of Milestone Inspection of the 2023 FBC- Existing Building. Mr. Blair explained that the workgroup members will be asked to evaluate four draft documents:

- (1) 2024 Draft Supplement to the 8th Edition (2023) Florida Building Code, Building.
- (2) Milestone Inspection Report Form – PDF Reporting Form.
- (3) Milestone Inspection Report Form – Electronic Reporting Form.
- (4) General Conditions and Guidelines – Scope of Structural Conditions.

Section 1-2024 draft supplement to the 8th Edition (2023) Proposed Amendments Received:

8th Edition (2023), Florida Building Code, Existing Building:

- 1) Deleting Section 110.9 from the 8th Edition (2023), Florida Building Code, Building volume and relocating it as amended to the 8th Edition (2023), Florida Building Code, Existing Building volume by staff:**

Workgroup:

Members of the workgroup and staff went into discussion with a question and a comment.

Ranking:

The EBIWG ranked Deleting Section 110.9 from the 8th Edition (2023), Florida Building Code, Building volume and relocating it as amended to the 8th Edition (2023), Florida Building Code, Existing Building volume by staff with a 4.0.

- 2) Amendments to Chapter 1 Scope and Administration – FBC, EB Volume by staff:**

The EBIWG ranked Amendments to Chapter 1 Scope and Administration – FBC, EB Volume by staff with a 4.0.

3) Insert Section 101. Insert the following sections as amended into Section 101, Existing Building Code by Anthony Apfelbeck:

Mr. Apfelbeck provided details on Insert Section 101.

Workgroup:

Member of the workgroup and staff went into discussion with a question and a comment.

Ranking:

The EBIWG ranked Insert Section 101 Insert the following sections as amended into Section 101, Existing Building Code by Anthony Apfelbeck with a 4.0.

4) Amendments to Section 113, Violations by Anthony Apfelbeck and Daniel Lavrich:

Mr. Apfelbeck provided details on Amendments to Section 113 1-4.

Mr. Lavrich provided details on Amendments to Section 113 5-6.

Workgroup:

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

Mr. Vogel stated he will look into the members' legal questions.

Workgroup:

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

Ranking:

The EBIWG ranked on Amendments to Section 113 1-6 Violations: Section with a 3.0.

Mr. Flowers was unable to rank on Amendments to Section 113 1-6 due to a technical issue.

5) Amendments to section 115, Unsafe Buildings and Equipment by Anthony Apfelbeck:

Mr. Apfelbeck provided details on Amendments to section 115, Unsafe Buildings and Equipment.

Workgroup:

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

Ranking:

The EBIWG ranked Amendments to section 115, Unsafe Buildings and Equipment by Anthony Apfelbeck with a 3.0.

6) Amendments to Chapter 2, Definitions -FBC, EB Volume.

Workgroup:

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

Ranking:

The EBIWG ranked Amendments to Chapter 2, Definitions -FBC, EB Volume with a 3.93.

Chapter 18, Minimum Requirements for the Mandatory Milestone Inspections- 8th Edition (2023), Florida Building Code, Existing Building

1) Section 1801. Mandatory structural inspections for condominium and cooperative buildings.

Ranking:

The EBIWG ranked Section 1801. Mandatory structural inspections for condominium and cooperative buildings with a 4.

2) Section 1802. Milestone Inspection timeframe and frequency.

Workgroup:

Mr. Apfelbeck provided a comment.

Ranking:

The EBIWG ranked Section 1802. Milestone Inspection timeframe and frequency with a 3.86.

3) Section 1803. Notice for Compliance.

Workgroup:

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

Ranking:

The EBIWG ranked the proposed language “the condominium or cooperative association must notify the unit owners of the required milestone inspection within 14 days after receipt of the written notice from the local enforcement agency and provide the date that the milestone inspection must be completed. Such notice may be given by electronic submission to unit owners who consent to receive notice by electronic submission or by posting on the association’s website” with a 1.23.

The EBIWG ranked 1803.1 [s.553.899(5), FS] with a 4.0.

Mr. Bahadori was unable to provide a rank for “Section 1803. Notice for Compliance” due to a technical issue.

4) Section 1804. Milestone Inspection Phases and Completion Date.

1804.1.1[s.553.899(6), FS and William Bracken] Phase One

Workgroup:

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

Ranking:

The EBIWG ranked 1804.1.1 Phase One with a 3.92.

Mr. Belcher was unable to cast a vote due to a technical issue.

1804.1.2 [s.553.899(7)(b), FS and William Bracken] Phase Two.

Workgroup:

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

Ranking:

The EBIWG ranked 1804.1.2 Phase Two with a 2.85.

1804.1.2.1 [s.553.899(7)(b), FS and William Bracken] Completion timeline for phase two.

Ranking:

The EBIWG ranked 1804.1.2.1 Completion timeline for phase two with a 4.0.

1804.2 Duty to Report by Daniel Lavrich.

Mr. Lavrich provided details on 1804.2 Duty to Report.

Workgroup:

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

Mr. Stephen Kowkabany left the meeting, making the quorum 13 members present.

Ranking:

The EBIWG ranked 1804.2 Duty to Report with a 3.25.

Mr. Bahadori was unable to rank “1804.2 Duty to Report” due to a technical issue.

5) Section 1805. Milestone Inspection Responsibility

1805.1 By William Bracken

Ranking:

The EBIWG ranked 1805.1 with a 4.0.

6) Section 1806. Milestone Inspection Reporting.

1806.1 Minimum Criteria.

Workgroup:

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

Ranking:

The EBIWG ranked 1806.1 Minimum Criteria with a 3.85.

1806.2 Milestone Inspection Report Distribution

Workgroup:

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

Ranking:

The EBIWG ranked 1806.2 Milestone Inspection Report Distribution with a 1.61.

7) Section 1807. Milestone Inspection Report Form

Workgroup:

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

Ranking:

The EBIWG ranked Section 1807. Milestone Inspection Report Form with a 3.0.

8) Section 1808. Local Enforcement Agency Action on Milestone Inspection Results.

Staff:

Mr. Blair asked for the ranking of 1808.1 Enforcement and 1808.2 Repair.

Ranking:

The EBIWG ranked 1801.1 Enforcement and 1808.2 Repair with a 4.0.

Proposed 1808.3 Required Repairs or Modifications. [Dan Lavrich]

Workgroup:

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

Ranking:

The EBIWG ranked the Proposed Amendments 1808.3 Required Repairs or Modifications with a 2.31.

Proposed Amendment by William Bracken 1808.3 Required or Modifications.

Ranking:

The EBIWG ranked the Proposed Amendments 1808.3 Required or Modification with a 2.62.

Public Comment:

None.

Workgroup Members and Staff Comment:

None.

Adjourn:

There being no further business before the workgroup, Chairman Schock adjourned the meeting at 12:04 p.m.