

Existing Building Mandatory Milestone Inspection Program

Chapter 18 of the 8th Edition (2023) Florida Building Code – Existing Building



What is the Mandatory Milestone Inspection Program?

In response to the 2021 Champlain Towers South condominium collapse in Surfside, Florida legislation was passed that mandates milestone structural inspections of aging condominiums and cooperatives. Directing the Florida Building Commission (FBC) to establish a building safety program within the Florida Building Code. Subsequently, the FBC convened a workgroup and Chapter 18: Minimum Requirements for the Mandatory Milestone Inspections was created as a draft supplement to the 8th Edition (2023) of the Florida Building Code, Existing Buildings.

How does a condominium or cooperative association know if an inspection is needed?

The local jurisdiction must provide written notice by certified mail of the required inspection to the condominium association or cooperative association and any owner of any portion of the building, in accordance with Section 1803 of the code. The association must then notify unit owners of the required inspection within 14 days after receipt of the notice.

When does the inspection need to be performed?

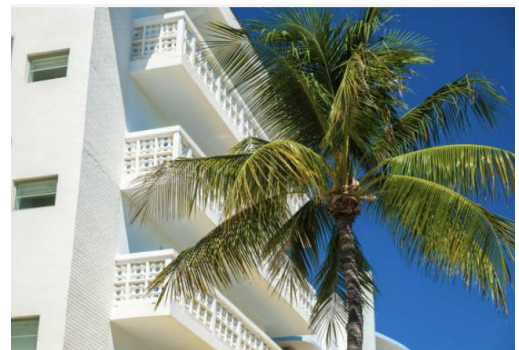
The inspection **must** be performed by December 31 of the year when the condominium or cooperative building that is three stories or more in height reaches 30 years of age and every 10 years thereafter. If circumstances warrant, local jurisdictions can require the milestone inspection when the building reaches the age of 25 years. Section 1802 of the code provides for additional local determinations with regard to timing and deadlines.

What does the inspection entail?

A Phase 1 visual inspection of major structural components is intended to provide a qualitative assessment of the structural conditions of a building. If substantial structural deterioration is noted, a Phase 2 inspection is required to provide a more in-depth assessment of areas of structural distress to confirm the building is either structurally sound or to recommend repairs to restore the structural integrity of the building.

Who is responsible for arranging the inspection?

The owners of a residential condominium or cooperative are required to have the milestone inspection performed. With exemptions for single-family, two-family, three-family or four-family dwellings with three or fewer habitable stories above ground from this requirement.



Condominiums and cooperatives with three or more stories that are 30 years or older are mandated to have milestone inspections at 10-year intervals. Credit: Getty Images.

Who can perform the inspection?

The inspection must be performed by a Florida licensed architect or engineer, or a team of professionals with an architect or engineer acting as the registered design professional. The purpose of the inspection is not to determine building code compliance, but rather the structural integrity and condition of the building.

What is included in the inspection report?

The inspection report must identify any substantial structural deterioration, describing the extent of the deterioration and recommended repairs; indicate whether unsafe or dangerous conditions were observed; recommend any remedial or preventative repairs for items that are damaged; and identify and describe any items that require further inspection. The report must identify the type of inspection that was performed and must be signed and sealed by the licensed professional that performed the inspection. The FBC workgroup developed a form specifically for the inspections, which is available at www.floridabuilding.org. Floridabuilding.org also includes instructional videos on how to fill out the form for phase 1 and phase 2, and a set of guidelines and definitions.

When will the inspection report be completed?

The phase one inspection must be completed within 180 days after the association received notice of the requirement for inspection. This means the licensed professional must have submitted the report to the local jurisdiction within this time frame. If a phase two inspection is needed, it must be completed within 180 days of the completion of the phase one report. If the inspection reveals conditions that pose an imminent threat, the inspector must report the conditions immediately. Findings of a less immediate nature, but which could endanger life or property if not addressed, must be reported within 10 days. Once the association receives the inspection report, it must distribute the inspector-prepared summary report within 45 days to all unit owners and post a copy at the condominium or cooperative property. If the association is required to have a website, the full report and summary must be posted there.

How will the needed repairs be made?

The building owner has 180 days to complete the repairs and correct the structural deficiencies that are indicated by the inspection report. If the deficiencies cannot be corrected within that timeframe, the local jurisdiction can approve an extension as specified by the responsible design professional. Once the repairs have been made, a professional must reinspect the building and provide an amended report, stating that all required repairs have been completed and the building is acceptable for continued occupancy.

Where can I learn more?

[Resources, Existing Buildings, Florida Building Code Website,](#)

Questions? Contact Florida Building Commission, 850-487-1824, www.floridabuilding.org.

INSPECTION CONDITION REPORTING REQUIREMENTS

“DANGEROUS”



IMMEDIATELY

- Building Owner or Association
- Local Fire Chief



Within 24 Hours

- Building Official

LESS-IMMEDIATE

If left unaddressed, would “endanger life or property”



Within 10 Days

- All Parties

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