FLORIDA BUILDING COMMISSION EXISTING BUILDING INSPECTION WORKGROUP DRAFT TEXT AND AMENDMENTS ACCEPTABILITY RANKING WORKSHEET MEETING #14 (#4 FOR ASSIGNMENT #3) – FEBRUARY 15, 2024 INCORPORATING AMENDMENTS RECEIVED BY JANUARY 26, 2024

ACCEPTABILITY RANKING EXERCISE OVERVIEW AND RANKING SCALE

Workgroup members will be asked to evaluate four draft documents for the establishment a Building Safety Program for Implementation of Section 553.899, F.S., Mandatory Structural Inspections for Condominium and Cooperative Buildings, within the 2023 Florida Building Code, Existing Building. The draft documents are as follows:

- 2024 Draft Supplement to the 8^{th.} Edition (2023), Florida Building Code. This document includes deleting Section 110.9 from the 8^{th.} Edition (2023), Florida Building Code, Building volume and relocating it as amended to the 8^{th.} Edition (2023), Florida Building Code, Existing Building volume. The 8^{th.} Edition (2023), Florida Building Code, Existing Building volume includes proposed amendments to Chapter 1, Scope and Administration; Section 113, Violations; Section 115, Unsafe Buildings and Equipment; Chapter 2, Definitions; and Chapter 18, Minimum Requirements for the Mandatory Milestone Inspections.
- 2. Milestone Inspection Report Form Fillable PDF Reporting Form.
- 3. Milestone Inspection Report Form Electronic Reporting Form.
- 4. General Conditions and Guidelines Scope of Structural Conditions.

During the meetings, Workgroup members will be asked to evaluate and rank key sections of the draft documents, or if appropriate an entire document, and to rank any proposed amendments developed for consideration. Once ranked for acceptability, all language/text (as drafted or as amended) with $a \ge 3.0$ average ranking (75%) will be considered preliminary consensus recommendations for inclusion in the final package of recommendations to the Commission.

This is an iterative process, and at any point during the process any draft text may be reevaluated and re-ranked at the request of any Workgroup member or DBPR staff. The status of ranked text will not be final until the final Workgroup meeting for the assignment (approximately March of 2024), when a vote will be taken on the entire package of consensus ranked recommendations to the Commission.

Workgroup members should be prepared to state their minor and major reservations when asked, and to offer proposed amendments to the text to address their concerns. If a Workgroup member is not able to offer amendments to make the text acceptable (4) or acceptable with minor reservations (3) they should rate the item with a 1 (not acceptable).

ASSIGNMENT 3 SUMMARY (SB 154)

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

Staff will assist the Workgroup to ensure that each of the required elements are included in the documents.

Required Elements: I. Inspection Criteria, **II.** Testing Protocols, **III.** Standardized Inspection and Reporting Forms, **IV.** Electronic Standardized Inspection and Reporting Forms, and **V.** Record Maintenance Requirements for the Local AHJ.

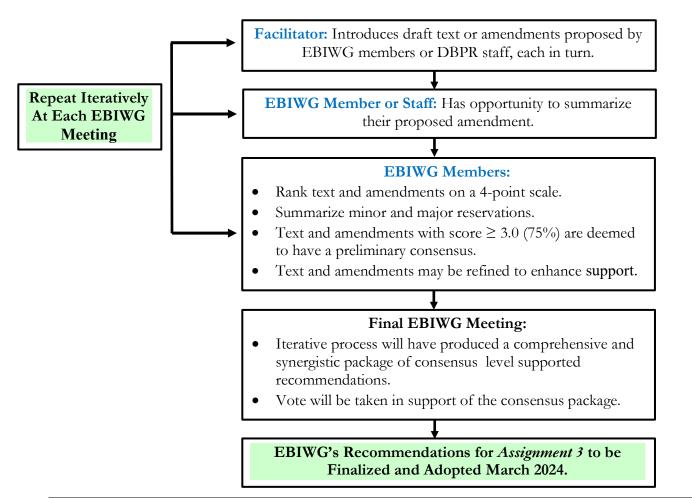
CONSENSUS SOLUTIONS DRAFT TEXT AND AMENDMENTS EVALUATION PROCESS

- For each document, the Facilitator will introduce key sections in turn, or if appropriate the entire document.
- If amendments are offered, the Facilitator will introduce each amendment in turn by document.
- The public may comment on the text and/or amendments by sections as introduced by the Facilitator (not individually) and will be limited to 3 minutes per person.
- Proponent will have an opportunity to provide a brief summary of their amendment.
- Workgroup members may ask clarifying questions only (no discussion).
- The key sections of each document and any proposed amendments will be ranked, each in turn using the following scale:

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

- Workgroup members may briefly summarize their minor and major reservations.
- Text and proposed amendments that achieve a ranking score of ≥ 3.0 (75%) will be deemed to have a preliminary consensus level of support and will be further evaluated as appropriate per the Assignment.
- All ranking results are preliminary until the vote is taken during the last meeting.
- Text and proposed amendments may be refined to enhance support across stakeholder interests.
- This process will be repeated iteratively during each Workgroup meeting until a comprehensive and synergistic package of recommendations has achieved a consensus level of support.
- The only formal vote on the recommendations will be taken during the last meeting (approximately March 2024) in support of the consensus package of recommendations. The consensus package of recommendations is comprised of all items (text and amendments) achieving a 75% or greater level of support. In addition, the vote on the consensus package of recommendations will require a 75% or greater level of support for approval.

CONSENSUS SOLUTIONS OPTIONS EVALUATION PROCESS



CRITERIA TO	CONSIDER FOR EVALUATING DRAFT TEXT & PROPOSED AMENDMENTS
CRITERIA	EXPLANATION
IMPORTANCE	Is this proposed text critically important to achieving the goals of the assignment?
TIMELY	Will things get worse if the proposed text is not implemented?
FEASIBLE/ PRACTICAL	Is it likely that the proposed text will be successful in achieving the relevant goals of the assignment?
RESOURCES	Are there resources available, or likely to become available for implementing the proposed text? Is implementation of the proposed text cost effective?
COMMITMENT	Is there commitment from the stakeholders, regulators, and legislators regarding implementation of the proposed text?

MEETING FACILITATION

Meetings are facilitated, and options ranking worksheets designed and prepared by Jeff Blair from Facilitated Solutions, LLC. Information at: <u>http://facilitatedsolutions.org</u>.



Assignment 3 (Phase 3 of Project) Section 553.899, F.S. – Establishment of a Building Safety Program for Implementation of Section 553.899, F.S., Mandatory Structural Inspections for Condominium and Cooperative Buildings, Florida Statutes Within the 2023 Florida Building Code, Existing Building

ASSIGNMENT 3 SUMMARY (SB 154)

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

WORKSHEET ORGANIZATION

	WORKSHEET ORGANIZATION
SECTION 1	2024 Draft Supplement to the 8 th Edition (2023), Florida Building Code and Proposed Amendments
SECTION 2	Milestone Inspection Report Forms (Structural BSIP Inspection Form) and Proposed Amendments – Option 1
SECTION 2 – OPTION 1	Miami-Dade and Broward Counties' Milestone Inspection Report Forms Templates
SECTION 2 – OPTION 2	Heather Anesta's Milestone Inspection Report Forms Templates
SECTION 3	General Conditions and Guidelines – Scope of Structural Conditions and any Proposed Amendments
ATTACHMENT 1	Issues/Items Deferred to Assignment 3
ATTACHMENT 2	Legal Guidance Regarding Assignment 3

SECTION 1 – 2024 DRAFT SUPPLEMENT TO THE 8^{TH.} EDITION (2023) PROPOSED AMENDMENTS RECEIVED BY NOVEMBER 20, 2023

2024 Draft Supplement to the 8^{th.} Edition (2023), Florida Building Code. This document includes deleting Section 110.9 from the 8^{th.} Edition (2023), Florida Building Code, Building volume and relocating it as amended to the 8^{th.} Edition (2023), Florida Building Code, Existing Building volume. The 8^{th.} Edition (2023), Florida Building Code, Existing Building volume. The 8^{th.} Edition (2023), Florida Building Code, Existing Building volume. The 8^{th.} Edition (2023), Florida Building Code, Existing Building volume includes proposed amendments to Chapter 1, Scope and Administration; Section 113, Violations; Section 115, Unsafe Buildings and Equipment; Chapter 2, Definitions; and Chapter 18, Minimum Requirements for the Mandatory Milestone Inspections.

[7 Total Amendments to Rank to Section 1]

8^{TH.} EDITION (2023), FLORIDA BUILDING CODE, EXISTING BUILDING [0 Amendments to Rank]

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. *[Staff]* **[Ranked 4.00]**

2) Amendments to Chapter 1, Scope and Administration – FBC, EB Volume. [Staff] [Ranked 4.00]

Delete Section 101.9 without substitution.

3) Insert Section 101. Insert the following sections as amended into Section 101, Existing Building Code. [Tony Apfelbeck] [Ranked 4.00]

101.2 Scope. The provisions of the *Florida Building Code, Existing Building* shall apply to the *repair, alternation, change of occupancy, addition* to and the relocation of *existing buildings*. The provisions of the *Florida Building Code, Existing Building* shall also apply to existing buildings that are subject to *Milestone Inspections,* as defined in Chapter 2 and as required in Chapter 18.

Exception: For the purpose of public educational facilities and state licensed facilities, see Chapter 4, Special Occupancy, of the *Florida Building Code, Building*.

101.4 Applicability.

This code shall apply to the *repair*, *alteration*, *change of occupancy*, *addition* and relocation of *existing buildings*, regardless of occupancy, subject to the criteria of Sections 101.4.1 and 101.4.2. This code shall also apply to existing buildings that are subject to *Milestone Inspections*, as defined in Chapter 2 and as required in Chapter 18.

101.4.1 Buildings not previously occupied.

A building or portion of a building that has not been previously occupied or used for its intended purpose in accordance with the laws in existence at the time of its completion shall be permitted to comply with the provisions of the laws in existence at the time of its original permit unless such permit has expired. Subsequent permits shall comply with the Florida Building Code, Building or Florida Building Code, Residential, as applicable, for new construction.

101.4.2 Buildings previously occupied.

The legal occupancy of any building 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 *code official* for the general safety and welfare of the occupants and the public.

4) Section 113, Violations; Section. [Tony Apfelbeck, Dan Lavrich, and DBPR Staff] [Ranked 4.00]

113.1 Application. The application of this section is limited in scope to buildings that are required to comply with the requirements of Chapter 18.

113.2 Unlawful acts. [*Tony Apfelbeck*]. It shall be unlawful for any person, firm or corporation to *repair*, alter, extend, add, move, remove, demolish or change the occupancy of any building or equipment regulated by this code or cause same to be done in conflict with or in violation of any of the provisions of this code.

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

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

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

113.6 Failure to Timely Submit the Milestone Inspection Report. [Dan Lavrich]. If an owner or association of a building or structure fails to timely submit the building milestone inspection report to the Building Official or seek an extension request, the Building Official shall elect the choice of either a Special Magistrate or Code Enforcement Board as set forth under Florida Statutes, Section 162, et al., to conduct a hearing to address such failure. In the event an owner fails to comply with the repair and/or modification requirements as determined from the milestone inspection report as set forth herein, the structure may be deemed to be unsafe and unfit for occupation. Such findings shall be reviewed by the building official and shall be sent to the Special Magistrate, Code Enforcement Board, or Unsafe Structures Board, as appropriate.

113.7 Revocation. [Dan Lavrich and William Bracken]. The building official may revoke, at any time, or refuse to accept a building milestone inspection report if the building official determines that the written inspection report contains any misrepresentation of the actual conditions of the building or structure.

5) Section 115, Unsafe Buildings. [Tony Apfelbeck and DBPR Staff] [Ranked 4.00]

115.1 Application. The application of this section is limited in scope to buildings that are required to comply with the requirements of Chapter 18.

115.2 Unsafe conditions [*s.553.899(11), FS*]. Buildings that are or hereafter become *unsafe*, insanitary or deficient because of inadequate means of egress facilities, inadequate light and ventilation, or that constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance, shall be deemed an *unsafe* condition. *Unsafe* buildings shall be taken down and removed or made safe as the *code official* deems necessary and as provided for in this code. A vacant building that is not secured against unauthorized entry shall be deemed *unsafe*.—If an owner of the building fails to submit proof to the local enforcement agency that repairs have been scheduled or have commenced for substantial structural deterioration identified in a phase two inspection report within the required timeframe, the local enforcement agency must review and determine if the building is unsafe for human occupancy.

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

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

EBIWG Ranking Exercise

115.5 Method of service. Such notice shall be deemed properly served where a copy thereof is served in accordance with one of the following methods:

1. A copy is delivered to the owner or the owner's authorized agent personally.

2. A copy is sent by certified or registered mail addressed to the owner at the last known address with the return receipt requested.

3. A copy is delivered in any other manner as prescribed by local law.

If the certified or registered letter is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected by such notice. Service of such notice in the foregoing manner on the owner's authorized agent shall constitute service of notice on the owner.

115.6 Restoration or abatement. The building determined to be *unsafe* by the *code official* is permitted to be restored to a safe condition. The owner, the owner's authorized agent, of a building deemed *unsafe* by the *code official* shall abate or cause to be abated or corrected such *unsafe* conditions either by *repair*, rehabilitation, demolition or other *approved* corrective action. To the extent that *repairs*, *alterations* or *additions* are made, or a *change of occupancy* occurs during the restoration of the structure, such *repairs*, *alterations*, *additions* or *change of occupancy* shall comply with the requirements of this code.

6) Chapter 2, Definitions – FBC, EB Volume. [s.553.899, FS/s.627.706, FS]

Revise Section 202 to add the following definitions:

Major Structural Component. Means a building's load-bearing elements, primary structural members, and primary structural systems. *[Heather Anesta]* [Ranked 3.12]

Milestone Inspection [s.553.899(2)(a), FS]. Means a structural inspection of a building, including an inspection of load-bearing elements and the primary structural members and primary structural systems as those terms are defined in s. 627.706, Florida Statutes, by an architect licensed under chapter 481, Florida Statutes or engineer licensed under chapter 471, Florida statutes, authorized to practice in this state for the purposes of attesting to the life safety and adequacy of the structural components of the building and, to the extent reasonably possible, determining the general structural condition of the building as it affects the safety of such building, including a determination of any necessary maintenance, repair, or replacement of any structural component of the building. The purpose of such inspection is not to determine if the condition of an existing building is in compliance with the Florida Building Code or the firesafety code. The milestone inspection services may be provided by a team of professionals with an architect or engineer acting as a registered design professional in responsible charge with all work and reports signed and sealed by the appropriate qualified team member. **[Ranked 3.93]**

Primary Structural Member [s.627.706(2)(d), F.S.]. Means a structural element designed to provide support and stability for the vertical or lateral loads of the overall structure. [Ranked 3.93]

Primary Structural System [s.627.706(2)(e), F.S.]. Means an assemblage of primary structural members. [Ranked 3.93]

Substantial Structural Deterioration [s.553.899(2)(b), F.S.]. [Heather Anesta] Means a condition that negatively affects a building's structural condition and integrity that negatively affects a building's general structural condition and integrity, or a major structural component whose condition meets the definition of Dangerous. The term does not include surface imperfections such as cracks, distortion, sagging, deflections, misalignment, signs of leakage, or peeling of finishes unless the licensed engineer or architect performing the phase one or phase two inspection determines that such surface imperfections are a sign of substantial structural deterioration. [Ranked 3.93] [Amended Ranked 3.12]

CHAPTER 18, MINIMUM REQUIREMENTS FOR THE MANDATORY MILESTONE INSPECTIONS -8^{TH.} EDITION (2023), FLORIDA BUILDING CODE, EXISTING BUILDING [7 Proposed Amendments to Rank and 1 General Comment to Expand Scope]

1) Section 1801. Mandatory structural inspections for condominium and cooperative buildings. [*s*.553.899(1), *FS*], [*s*.553.899(3)(*a*), *FS*], [*s*.553.899(4), *FS*] [Ranked 4.00]

1801.1 [*s.553.899(1), FS*] **General.** Maintaining the structural integrity of a building throughout the life of the building is of paramount importance in order to ensure that buildings are structurally sound so as to not pose a threat to the public health, safety, or welfare. As such, the Legislature finds that the imposition of a statewide structural inspection program for aging condominium and cooperative buildings in this state is necessary to ensure that such buildings are safe for continued use.

1801.2 [s.553.899(3)(a), FS] **Scope.** An owner or owners of a building that is three stories or more in height as determined by the Florida Building Code and that is subject, in whole or in part, to the condominium or cooperative form of ownership as a residential condominium under chapter 718 or a residential cooperative under chapter 719 must have a milestone inspection performed.

Exception:

[s.553.899(4), FS] This section does not apply to a single-family, two-family, or three-family dwelling with three or fewer habitable stories above ground.

2) Section 1802. Milestone inspection timeframe and frequency. [Ranked 3.86]

[s.553.899(3)(a), FS], [s.553.899(3)(b), FS], [s.553.8993(c), FS], [s.553.8993(d), FS]

Applicable buildings shall have a milestone inspection as follows:

- **A.** By December 31 of the year in which the building reaches 30 years of age, based on the date the certificate of occupancy for the building was issued, and every 10 years thereafter. If a building reached 30 years of age before July 1, 2022, the building's initial milestone inspection must be performed before December 31, 2024.
- **B.** If a building reaches 30 years of age on or after July 1, 2022, and before December 31, 2024, the building's initial milestone inspection must be performed before December 31, 2025.
- **C.** If the date of issuance for the certificate of occupancy is not available, the date of issuance of the building's certificate of occupancy shall be the date of occupancy evidenced in any record of the local building official.

1. Exceptions:

[s.553.899(3)(b), F.S.]. [Tony Apfelbeck]

The local enforcement agency may determine that local circumstances, including environmental conditions such as proximity to salt water as defined in *s. 379.101, Florida Statutes,* require that a milestone inspection must be performed by December 31 of the year in which the building reaches 25 years of age, based on the date the certificate of occupancy for the building was issued, and every 10 years thereafter. If needed, the local enforcement agency must adopt such local circumstances by ordinance. **[Ranked 3.71]**

2. [*s.553.8993(c)*, F.S.]. [Tony Apfelbeck] The local enforcement agency may extend the date by which a building's initial milestone inspection must be completed upon a showing of good cause by the owner or owners of the building that the inspection cannot be timely completed if the owner or owners have entered into a contract with an architect or engineer to perform the milestone inspection, the inspection cannot reasonably be completed before the deadline or other circumstance to justify an extension, and there is no evidence that the building is unsafe, substantial structural deterioration exists, or potentially dangerous conditions exist as certified by the inspector. [Ranked 4.00]

2-A) Proposed Amendment to Exception 2. [John Pistorino]

[*s.553.8993(c)*, *F.S.*]. [*Tony Apfelbeck*] The local enforcement agency may extend the date by which a building's initial milestone inspection must be completed upon a showing of good cause by the owner or owners of the building that the inspection cannot be timely completed if the owner or owners have entered into a contract with an architect or engineer to perform the milestone inspection, the inspection cannot reasonably be completed before the deadline or other circumstance to justify an extension, and there is no evidence that the building is unsafe, substantial structural deterioration exists, or potentially dangerous conditions exist as certified by the inspector engineer or architect.

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
February 15, 2024 Ranking of John Pistornio's Proposed Amendment				
• <i>Rationale:</i> The use of the word " <i>inspector</i> " is general and should be substituted with proposed amendment.				
• This amendm	nent should be appl	ied globally to Chapter 18.		

3. [*s.553.8993(d)*, *F.S.*] The local enforcement agency may accept an inspection report prepared by a licensed engineer or architect for a structural integrity and condition inspection of a building performed before July 1, 2022, if the inspection and report substantially comply with the requirements of this section. Notwithstanding when such inspection was completed, the condominium or cooperative association must comply with the unit owner notice requirements in Section 1806.2. The inspection for which an inspection report is accepted by the local enforcement agency under this paragraph is deemed a milestone inspection for the applicable requirements in *Chapters 718 and 719, Florida Statutes.* If a previous inspection and report is accepted by the local enforcement agency under this paragraph, the deadline for the building's subsequent 10-year milestone inspection is based on the date of the accepted previous inspection. **[Ranked 3.86]**

Section 1802.1 [Tony Apfelbeck]

1802.1 If an owner or owners of a building that is subject to a milestone inspection, fails to ensure a Phase 1 or Phase 2 milestone inspection is completed in accordance with Chapter 18, the Building Official shall file a complaint with the Department of Business and Professional Regulation Division of Condominiums, Timeshares, and Mobile Homes documenting such failure. **[Ranked 3.00]**

3) Section 1803. Notice for Compliance. [s. 553.899(5), FS] [Ranked 4.00]

1803.1 [*s.553.899(5)*, *FS*]. Upon determining that a building must have a milestone inspection, the local enforcement agency must provide written notice of such required inspection to the condominium association or cooperative association and any owner of any portion of the building which is not subject to the condominium or cooperative form of ownership, as applicable, by certified mail, return receipt requested.

3-A) Proposed Amendment to Section 1803.1 [John Pistorino]

1803.1 It is the building owners' responsibility to determine that a building must have a milestone inspection in accordance with Section 1802. The owner shall provide notice to the building official of such required inspection and to the condominium association and or cooperative association of any owner of any portion of the building which is not subject to the condominium or cooperative form of ownership, as applicable by certified mail, return receipt requested.

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
February 15, 2024 Ranking of John Pistornio's Proposed Amendment				
• Rationale: This section places the burden of notifying the owner of the requirement of a milestone				
inspection on the building official. Should the local enforcement agency or building official not do so for				
whatever rea	son, it seems to let	the owner out of complia	ance with Chapter 18. T	he owner should be

aware of the obligations and need to comply with Section 1802 Milestone inspection timeframe and

frequency regardless of the building's official's lack of action if that occurs. Compliance and knowledge of the Code and law is the responsibility of the building owner.

3-B) Proposed New Section 1803.2 [John Pistorino]

1803.2 Upon determining that a building must have a milestone inspection, the building owner shall coordinate with the electrical service company any electrical vault that, in the opinion of the architect or engineer must be inspected.

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable	
February 15, 2024 Ranking of John Pistornio's Proposed Amendment					
• <i>Rationale:</i> Almost all buildings in which the Milestone inspections will apply will have an electrical FPL vault. It is important for the building owner to call and coordinate with FPL in order to allow access for the engineer to inspect. This type of vault is most likely going to be in an area that is inaccessible and in a critical location.					

4) Section 1804. Milestone Inspection Phases and Completion Date. [s,553.899(7)(a), FS], [s.553.899(6), FS], [s.553.899(7)(b), FS], [s.553.899(7)(b), FS], [Dan Lavrich – 1804.2] [Ranked 3.00]

1804.1 A milestone inspection consists of two phases:

1804.1.1 [s,553.899(7)(a), FS] Phase one. For phase one of the milestone inspection, a licensed architect or engineer authorized to practice in this state shall perform a visual examination of habitable and nonhabitable areas of a building, including the major structural components of a building, and provide a qualitative assessment of the structural conditions of the building. If the architect or engineer finds no signs of substantial structural deterioration to any building components under visual examination, phase two of the inspection, as provided in Section 1804.1.2, is not required. An architect or engineer who completes a phase one milestone inspection shall prepare and submit an inspection report pursuant to Section 1806.1. If the architect or engineer finds that unpermitted work was performed to the structural components of the building they shall notify the building official of such work. [Heather Anesta] [Ranked 3.35]

1804.1.1.1 [s.553.899(6), F.S. and William Bracken] Completion timeline for phase one. Phase one of the milestone inspection must be completed within 180 days after the owner or owners of the building receive the written notice under Section 1803 For purposes of this section, completion of phase one of the milestone inspection means the licensed architect or engineer responsible for the phase one inspection submitted the inspection report by e-mail, United States Postal Service, or commercial delivery service to the local enforcement agency. [Ranked 3.92]

1804.1.2 [s.553.899(7)(b), F.S. and William Bracken and Tony Apfelbeck] Phase Two. [Ranked 3.36] A phase two milestone inspection must be performed if any substantial structural deterioration is identified during phase one. A phase two inspection may involve destructive or nondestructive testing at the inspector's direction. The inspection may be as extensive or as limited as necessary to fully assess areas of structural distress in order to confirm that the building is structurally sound and safe for its intended use and to recommend a program for fully assessing and repairing distressed and damaged portions of the building. When determining testing locations, the inspector must give preference to locations that are the least disruptive and most easily repairable while still being representative of the structure. However, such preference shall not supersede the inspector's professional judgement as to determining locations for destructive and nondestructive testing that are necessary, in the sole opinion of the inspector, to assess if the building is structurally sound and safe.

1804.1.2.1 [s.553.899(7)(b), FS and William Bracken] Completion timeline for phase two. If a phase two inspection is required, within 180 days after submitting a phase one inspection report the architect or engineer responsible for the phase two inspection must submit a phase two progress report to the local enforcement agency with a timeline for completion of the phase two inspection. The architect or engineer responsible for a phase two milestone inspection shall prepare and submit an inspection report pursuant to subsection 1806.1. [Ranked 4.00] EBIWG Ranking Exercise 10

1804.2 Duty to Report. [Dan Lavrich, Tony Apfelbeck, and Heather Anesta] Any registered design professional who performs an inspection of an existing building or structure has a duty to report to the owner, association, the local fire chief, and the building official any findings that, if left unaddressed, would endanger life or property, no later than ten (10) days after informing the appropriate parties of such findings. However, if such professional shall report such conditions in the building or structure meeting the definition of *Dangerous*, such professional shall report such conditions immediately to the building owner or association, the local fire chief, and to the building official within twenty-four (24) hours of the time of discovery. The registered design professional shall also render an opinion if the building or portions of the building need to be vacated and the timeframe for such vacation to occur. In addition to assessing any fines or penalties provided by the jurisdiction, the Building Official shall report any violations of this provision to the appropriate licensing agency, regulatory board, and professional organization of such engineer or architect. **[Ranked 3.69]**

5) Section 1805. Milestone Inspection Responsibility. [s. 553.899(4), F.S.] [Ranked 4.00]

1805.1 [*s.553.899(4), FS and William Bracken*]. The milestone inspection report must be obtained by a condominium or cooperative association and any owner of any portion of the building which is not subject to the condominium or cooperative form of ownership. The condominium association or cooperative association and any owner of any portion of the building which is not subject to the condominium or cooperative form of ownership are each responsible for ensuring compliance with the requirements of this section. The condominium association or cooperative association is responsible for all costs associated with the milestone inspection attributable to the portions of a building which the association is responsible to maintain under the governing documents of the association.

6) Section 1806. Milestone Inspection Reporting. [s.553.899(8), FS], [s.553.899(9), FS]

[SB 154/Assignment #3/Inspection Criteria/Reporting] [Ranked 3.85]

1806.1 Minimum Criteria. [s.553.899(8), FS] Upon completion of a phase one or phase two milestone inspection, the architect or engineer responsible for the inspection must submit a sealed copy of the inspection report with a separate summary of, at minimum, the material findings and recommendations in the inspection report to the condominium association or cooperative association, to any other owner of any portion of the building which is not subject to the condominium or cooperative form of ownership, and to the building official of the local government which has jurisdiction. The inspection report must, at a minimum, meet all of the following criteria:

- (a) Bear the seal and signature, or the electronic signature, of the licensed engineer or architect responsible for the inspection.
- (b) Indicate the manner and type of inspection forming the basis for the inspection report.
- (c) Identify any substantial structural deterioration, within a reasonable professional probability based on the scope of the inspection, describe the extent of such deterioration, and identify any recommended repairs for such deterioration.
- (d) State whether unsafe or dangerous conditions, as those terms are defined in the Florida Building Code, were observed.
- (e) Recommend any remedial or preventive repair for any items that are damaged but are not substantial structural deterioration.

6-A) Proposed Amendment to 1806.1 (e). [John Pistorino]

(e) Recommend any remedial or preventive repair for any items <u>in general</u> that are damaged but are not substantially structural deterioration. <u>Such items may have to have separate plans and specifications prepared</u> which are not part of the phase one report.

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable	
February 15, 2024 Ranking of John Pistornio's Proposed Amendment					
Rationale: This item would require a design a specification to be provided in the report. This is normally					
provided as add	provided as additional services and will involve possibility bidding as well as permitting. Therefore, only				

general recommendations should be made understanding that this language is in the statute. Such recommendations can take significant time and costs depending on the level of damage of the items identified and would delay the report itself.

(f) Identify and describe any items requiring further inspection.

7) Section 1807. Milestone Inspection Report Form. [Staff] [Ranked 3.00]

1807.1 (*Staff*) The Milestone Inspection Report Form (Appendix XX) shall serve as minimum inspection compliance for Phase One and Phase Two milestone inspection requirements.

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

[s.553.899(10), FS], [s.553.899(11), FS], [Dan Lavrich – 1808.3]

1808.1[*s.553.899(10), FS*] **Enforcement.** A local enforcement agency may prescribe timelines and penalties with respect to compliance with this section. **[Ranked 4.00]**

1808.2 [*s.553.899(11), FS*] **Repair.** A board of county commissioners or municipal governing body may adopt an ordinance requiring that a condominium or cooperative association and any other owner that is subject to this section schedule or commence repairs for substantial structural deterioration within a specified timeframe after the local enforcement agency receives a phase two inspection report; however, such repairs must be commenced within 365 days after receiving such report. If an owner of the building fails to submit proof to the local enforcement agency that repairs have been scheduled or have commenced for substantial structural deterioration identified in a phase two inspection report within the required timeframe, the local enforcement agency must review and determine if the building is unsafe for human occupancy. **[Ranked 4.00]**

1808.3 Required Repairs or Modifications. [Dan Lavrich, Tony Apfelbeck, Jim Schock]: [Ranked 3.23]

- 1. In the event that repairs or modifications are found to be necessary as a result of the milestone inspection, the building owner shall have a total of 180 days from the date of the building milestone inspection report, unless otherwise permitted by the Building Official, in which to complete required repairs and correct the structural deficiencies. All applicable requirements of this code shall be followed with all applicable permits obtained. If an owner or association fails to submit proof to the local enforcement agency that repairs have been scheduled or have commenced for substantial structural deterioration identified in the inspection report within the required timeframe, the structure may be deemed to be unsafe and unfit for occupation. Such findings shall be reviewed by the Building Official and shall be sent to the Special Magistrate, Code Enforcement Board, or Unsafe Structures Board, as appropriate. Such finding shall also be reported as a complaint to the Department of Business and Professional Regulation Division of Condominiums, Timeshares, and Mobile Homes.
- 2. Once a permit is obtained for all necessary repairs or modifications from the local building department, which has jurisdiction, the *Florida Building Code* shall govern time restraints for such permits, or in accordance with a more restrictive timeframe as directed by the design professional.

8-A) Proposed Amendment to Section 1808.3 (3.) [William Bracken]:

3. For corrective action of deficiencies that cannot be commenced within 180 days, the time frame may be extended an additional 185 days not to exceed <u>a total of</u> 365 days when a time frame is specified by the responsible registered design professional architect or engineer responsible for the Milestone Inspection or the Architect or Engineer of Record for the repairs and approved by the Building Official. Such extensions shall be contingent on maintaining an active building permit as specified in Section 105.3.2 of the *Florida Building Code, Building*.

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable	
February 15, 2024 Ranking of Bill Bracken's Proposed Amendment to Section 1808.3 (3.)					
Bracken's Rationale:					

EBIWG Ranking Exercise

• Because "registered design professional qualified for the type of building or structure in question" could be interpreted to mean ANY registered design professional including one not involved with the Milestone Inspection, this modification is intended to clarify that only the architect or engineer responsible for the Milestone Inspection can request a time extension. Only the architect or engineer responsible for the Milestone Inspection would be qualified to determine whether an extension is appropriate based on the condition of the structure.

8-B) Proposed Amendment to Section 1808.3 (4.) [William Bracken]:

4. The building official may issue an extension of not more than 60 days to submit a building milestone inspection report or to obtain any necessary permits upon a written extension request from a registered design professional qualified for the type of building or structure in question the architect or engineer responsible for the Milestone Inspection. Such request shall contain a signed and sealed statement from the registered design professional architect or engineer responsible for the Milestone Inspection.

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
February 15, 2024 Ranking of Bill Bracken's Proposed Amendment to Section 1808.3 (4.)				

Bracken's Rationale:

• Because "registered design professional qualified for the type of building or structure in question" could be interpreted to mean ANY registered design professional including one not involved with the Milestone Inspection, this modification is intended to clarify that only the architect or engineer responsible for the Milestone Inspection can request a time extension. Only the architect or engineer responsible for the Milestone Inspection would be qualified to determine whether an extension is appropriate based on the condition of the structure.

8-C) Proposed Amendment to Section 1808.3 (5.) [William Bracken]:

5. Once all required repairs have been completed, the responsible registered design professional who has performed the architect or engineer responsible for the milestone inspection and issued the report shall re-inspect the areas noted on the original report and shall provide the building owner, association, and building official an amended report with a signed and sealed letter stating that all of the required repairs and corrections have been completed and that the building or structure is acceptable for continued use under the present occupancy. The building owner or the architect or engineer responsible registered design professional for the Milestone Inspection shall submit that letter to the building official.

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
February 15, 2024 Ranking of Bill Bracken's Proposed Amendment to Section 1808.3 (5.)				

Bracken's Rationale:

• This modification is proposed to utilize the use of the term "... licensed engineer or architect responsible for the inspection ..." and to make this passage consistent with language found throughout Chapter 18.

G-1) General Comment: Expand the Scope of Sections 113.1, 115.2, and Chapter 18 to include all buildings, and not to limit the scope to buildings required to comply with the requirements of Chapter 18). []ohn Pistorino]

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable	
February 15, 2024 Ranking of John Pistornio's Proposed Amendments					
•					

SECTION 2 – MILESTONE INSPECTION REPORT FORMS

MILESTONE INSPECTION REPORT FORMS - STRUCTURAL BSIP INSPECTION FORM

[SB 154 – Assignment #3/Inspection Criteria/Standardized Inspection and Reporting Forms] [10 Amendments to Rank to Section 2: 8 Amendments to the Phase 1 Form and 2 Amendment to the Phase 2 Form]

Worksheet Organization

Several Workgroup members requested that the Miami-Dade and Broward Counties Milestone Inspection Report Form Template be reconsidered for the Template used by the Workgroup. This has been added to the Worksheet with the incorporation of all previously approved amendments, and the proposed amendments remaining to be ranked.

Process Summary

There are 2 Format Options

- **Option 1 –** Miami-Dade and Broward Counties' Milestone Inspection Report Form Template
- **Option 2 –** Heather Anesta's Milestone Inspection Report Form Template See Attachment 1

Threshold Question and Procedural Sequencing

- Vote to determine which Option to use as the Template for the Forms.
- Rank and incorporate all approved amendments into the preferred Report Form Template option.

-	Option 2 – Heather Anesta's Milestone Inspection Report Forms Templates

SECTION 2 – OPTION 1 MIAMI-DADE AND BROWARD COUNTIES' MILESTONE INSPECTION REPORT FORMS TEMPLATES

Form EB18 - 2024 (Draft)

MILESTONE INSPECTION REPORT FORM
PHASE 1 Milestone Inspection
Licensed Engineer(s) or Architect(s) Responsible for The Milestone Inspection [Ranked 3.07]
Inspection Firm Name (if applicable):
Inspection Engineer/Architect Name and License Number:
Address:
Telephone Number:
Assuming Responsibility for: "All, "Portion, If Portion please list:
Inspection Commenced Date: Inspection Completed Date:
Additional Inspection Firm Name (if applicable):
Additional Inspection Engineer/Architect Name:
Address:
Telephone Number:
Assuming responsibility for: Portion (please list):

Inspection Commenced Date: _____ Inspection Completed Date: _____

NOTE: Add pages as required to list all additional design professionals assuming responsibility for the Milestone Inspection or portions thereof.

TP Phase 1-A) Proposed Amendment – Phase 1 Milestone Inspection Report Form [William Bracken]:

Bill Bracken to provide instructions for completing the Form.

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable	
Feb. 15, 2024 Ranking of Bracken's Proposed Amendment to Phase 1 Report Forms for Fillable PDF and Electronic Versions					
Comments:					
•					

[Ranked 3.07]

Substantial Structural Deterioration Observed; Phase 2 inspection is required

TP Phase 1-B) Proposed Amendment – Phase 1 Milestone Inspection Report Form [Jim Schock]:

EBIWG Ranking Exercise

<u>Reason to Believe a Dangerous</u> Inaccessible Condition of Major Structural Component; Phase 2 inspection is required to complete Milestone Inspection of Inaccessible Conditions

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable		
Feb. 15, 2024 Ranking of Jim Schock's Proposed Amendment to Phase 1 Report Forms for Fillable PDF & Electronic Versions						
<i>Jim Schock's Rationale:</i>Concerned this may be taken as required even if it does not show any sign of deterioration.						
Comments:						

Potentially Dangerous Condition Observed; Structural Evaluation is required

Dangerous Condition Observed; Notify Building Official; Structural Evaluation is required

See Section TBD for Summary of Assessment and Section TBD for Summary of Findings

TP Phase 1-C) Proposed Amendment – Phase 1 Milestone Inspection Report Form [Heather Anesta]: Heather Anesta to provide definition of "Potentially Dangerous Condition."

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable		
Feb. 15, 2024 Ran	Feb. 15, 2024 Ranking of Heather Anesta's Proposed Amendment to Phase 1 Report Forms for Fillable PDF & Electronic Versions					
Notes:	Notes:					
Comments:						
•						

Licensed Design Professional:	Engineer	Architect	
Name:			
License Number:			
		L	Seal

I am qualified to practice in the discipline in which I am hereby signing,

Signature:

Date

This report has been based upon the minimum milestone inspection requirements as listed in *Chapter 18 of the Florida Building Code, Existing Building.* To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the structure, based upon careful evaluation of observed conditions, to the extent reasonably possible.

1 T	DESCRIPTION OF STRUCTURE [Ranked 4.00 as A	mendedl	
а .	NT /T ¹ 1	unchucuj	
b.	. Street Address:		
c.	. Legal Description:		
d.	. Owner's Name:		
e.	. Owner's Mailing Address:		
f.	Email Address:	Contact Number:	
g.	. Folio Number of Property on which building is located:		
h.	. Building Code Occupancy Classification:		
i.	Present Use:		
j.	General Description:	Type of Construction:	
k.	Square Footage:1. Total building area:	Number of Stories:	
	2. Building footprint area:		
1.	Name of the Condo or Coop entity:		
m.	n. Special Features:		
n.	. Describe any additions to original structure:		
0.	. Approximate distance to the coast:		

2. PRESENT CON	PRESENT CONDITION OF STRUCTURE							
a. General Aligr	······································							
1. Bulging:	Good	Fair	Poor	Significant (Explain):				
2. Settlement:	Good	Fair	Poor	Significant (Explain):				
3. Deflections:	Good	Fair	Poor	Significant (Explain):				
				(Explain).				
4. Expansion:	Good	Fair	Poor	(Explain):				
5. Contraction	: Good	Fair	Poor	Significant (Explain):				
b. Portion Show	ing Distress (Note: Beams, C	Columns Structu	ral Walls, Floor, Ro	pofs Other):				
. 1 010011 3110W		Solutino, Structu	1a1 w allo, 1 1001, KC					

C.	Surface Conditions – Describe general conditions of finishes, noting cracking, spalling, peeling, signs of moisture penetration and strains:
d.	Cracks – Note location in significant members. Identify crack size as HAIRLINE if barely discernible; FINE if less than 1mm in width; MEDIUM if between 1mm and 2mm in width; WIDE if over 2mm:
e.	General extent of deterioration – Cracking or spalling concrete or masonry, oxidation of metals; rot or borer attack in wood:
f.	Note previous patching or repairs:
g.	Nature of present loading indicate residential, commercial, other estimate magnitude:
<u>h. Are</u> Descri	there any other significant observations

3. IN	NSPECTIONS
a.	Date of notice of required inspection:
	Date(s) of actual inspection:
c.	Name and qualifications of the individual preparing report:
d.	Description of laboratory or other formal testing, if required, rather than manual or visual procedures:
е. 1.	Structural Repairs – note appropriate line: None required
2.	Required (describe and indicate acceptance)
f.	Has the property record been researched for any current code violations Yes No or unsafe structure cases?
Ex	planation/Comments:
4. ST	UPPORTING DATA ATTACHED
a	a. Sheets of written data:
ł	o. Photographs:
C	c. Drawings or sketches:
c	d. Test reports:
L	

5. FOU	U NDATI	ON				
а.	Describe	building foundation	·			
а.	Describe building foundation:					
b	Is wood it	n contact or near so	l? (Yes/No):			
υ.	13 wood ii	in contact of fical sol				
c.	Signs of	differential settleme	nt? (Yes/No)			
4	Describe	any cracks or sonar	ution in the walls, colu	mn or bo	ame that signal differ	ontial sottlomont:
u.	Describe	any cracks of separa	tuon ni the wans, colu	init of be	anis that signal differ	ential settlement.
			tions 5. d. of Phase			
			or other signs in the	walls, col	umn or beams that si	gnal differential
		ge to signs of deterio				
	ERAGE	-	3= Minor Reservati		0	-
Februa	ry 15, 2024	Ranking of Schock's Pro	posed Amendment to Phase	1 Report F	forms for Fillable PDF an	d Electronic Versions
Com	nents:					
		ale. This allows the r	oossibility of other sig	ns of settl	lement such as rackin	σ et c
- 50					tement sten as rackin	
e.		ere additional sub-so	yes Yes		No	
с.	inves	tigation required?			110	
	1. If yes	, explain:				
			(Milester		T . C I I 7
5-D) P	•		tions 5. f. of Phase 1		-	
f.	Is water c	lrained <u>there evider</u>	ice water is not draining	<mark>1g</mark> away fi	from foundation? (Yes	s/No):
AV	ERAGE	4= Acceptable	3= Minor Reservati	ons 2=	Major Reservations	1= Not Acceptable
Februa	ry 15, 2024	Ranking of Schock's Pro	posed Amendment to Phase	1 Report F	Forms for Fillable PDF an	d Electronic Versions
	nents:			-		
			nat is relatively flat, th	•		
		1 1	amendments to retain	to new t	table.	
L	clude all el					
g.	Is there ad	lditional sub-soil inv	estigation required? ($\frac{2}{\text{es/No}}$:		

1.	D	escribe:
т.	\mathbf{r}	COCHDC.

6. MASONRY BEARING WALL – Indicate good, fair or poor on appropriate lines					
a. Concrete masonry units:	Good	Fair	Poor		
b. Clay tile or cotta units:	Good	Fair	Poor		
c. Reinforced concrete tie columns:	Good	Fair	Poor		
d. Reinforced concrete tie beams:	Good	Fair	Poor		
beams.		L			
e. Lintel:	Good	Fair	Poor		
f. Other type bond beams:	Good	Fair	Poor		
g. Masonry Finishes – Exterior :					
1. Stucco:	Good	Fair	Poor		
2. Veneer:	Good	Fair	Poor		
3. Paint Only:	Good	Fair	Poor		
4. Other:	Good	Fair	Poor		
4a. Explain:					
h. Cracks – Note beams, columns, or others,	including locations ((description):			
			<u> </u>		

	i.	Spalling – In beams, columns, or others, including locations (description):
	j.	Rebar corrosion – Check appropriate line:
		1. None Visible
		2. Minor – Patching will suffice
		3. Significant – Patching will suffice
		4. Significant – Structural repairs required
	42	. Describe:
	_	
	_	
	k.	Were samples chipped out for examination in spalled areas?
		1. No
		2. Yes – Describe color, texture, aggregate, general
		quality:
7 1	FLOC	R AND ROOF SYSTEM
a	1) R	oof pitch
		Flat
		Pitched
1		

2) Roof structural framing	
Wood	
Steel	
Concrete	
3) Structural framing condition	Good Fair Poor
4) Roof deck material	
Concrete	Non-structural / insulating concrete on steel deck
Wood	Bare steel deck
Structural concrete on s	steel deck
5) Roof cladding type	
Tile	Single ply (Membrane)
Asphalt shingles	Metal
Built-up roofing (BUR)	Other
6) Roof covering condition	
Condition	Good Fair Poor
7-A) Proposed Amendment to Sect	tions 7. 6) of Phase 1 Milestone Inspection Form. [Jim Schock]
6) Roof covering condition and flashing	• • • • •
AVERAGE 4= Acceptable	3= Minor Reservations 2= Major Reservations 1= Not Acceptable
-	posed Amendment to Phase 1 Report Forms for Fillable PDF and Electronic Versions

	ments: hock Rational	e: Add Flashing t	o this inspection b	ecause it is historicall	ly a point of water p	enetration.
•						
7)	Note water condition o		owers, air condition	ning equipment, sign:	s, other heavy equip	ment and
8)	Note types	of drains, scupp	ers, and condition:			
9)	Describe p	arapet constructi	on and current con	ndition:		
10)		nansard construct	tion and current co	ondition: Good	Fair	Poor

11)) Describe any roofing framing member with obvious overloading, overstress, deterioration, or excessive deflection:				
12)	Note any expansion joint and condition:				
	Condition Good Fair Poor				
h	Floor System(s):				
1.	Describe (Type of system framing, material, spans, condition, balconies): Condition Good Fair Poor				
2. Г	Balcony structural system				
-	Edge and building face supported				
	Cantilever				
3. Г	Balcony exposure (if structure is on the coast)				
	Ocean facing				
	Non-ocean facing				

4.	Balcony construction
	Concrete
	Steel framing with concrete topping
	Wood
	Other (define in narrative)
5.	Balcony condition rating
	Good
	Fair (e.g., minor cracking, minor rebar corrosion – patching will suffice)
	Poor (e.g., significant cracking, rebar corrosion requiring repairs)
	N/A
6.	Balcony condition description (e.g., spalling, cracking, rebar corrosion)
7.	Stairs and escalators - Indicate location, framing system, material, and condition:

9. Guardrails – Indicate type, location, material, and condition: Guard system Wood Metal Ungalvanized Steel Aluminum Concrete Kneewall Other	_	F	ate location, framing system	
Guard system Wood Metal Aluminum Concrete Kneewall Concrete Kneewall Concr	-			
Guard system Wood Metal Aluminum Concrete Kneewall Concrete Kneewall Concr	-			
Guard system Wood Metal Aluminum Concrete Kneewall Concrete Kneewall Concr	_			
Guard system Wood Metal Aluminum Concrete Kneewall Concrete Kneewall Concr	0 (Cara adara 'la Ira		
Wood steel Ungalvanized Steel CMU Kneewall Aluminum Concrete Kneewall Other			dicate type, location, mater	
Image: Aluminum Ongervaluzed steel Concrete Kneewall Other		Wood		Glass
10. Guard condition (define ratings depending on guard system) Good Fair Poor		Metal	Ungalvanized Steel	CMU Kneewall
 Good Fair Poor c. Inspection – Note exposed areas available for inspection, and where it was found necessary to ope 		Aluminum	Concrete Kneewall	Other
 Good Fair Poor c. Inspection – Note exposed areas available for inspection, and where it was found necessary to ope 			_	<u> </u>
 Good Fair Poor c. Inspection – Note exposed areas available for inspection, and where it was found necessary to ope				
 Good Fair Poor c. Inspection – Note exposed areas available for inspection, and where it was found necessary to ope				
 Good Fair Poor c. Inspection – Note exposed areas available for inspection, and where it was found necessary to ope				
 Good Fair Poor c. Inspection – Note exposed areas available for inspection, and where it was found necessary to ope				
 Good Fair Poor c. Inspection – Note exposed areas available for inspection, and where it was found necessary to ope				
 Good Fair Poor c. Inspection – Note exposed areas available for inspection, and where it was found necessary to ope				
 Fair Poor c. Inspection – Note exposed areas available for inspection, and where it was found necessary to ope 	10.		n (define ratings depending	g on guard system)
 Poor c. Inspection – Note exposed areas available for inspection, and where it was found necessary to ope 	_	Good		
 c. Inspection – Note exposed areas available for inspection, and where it was found necessary to ope 		Fair		
 c. Inspection – Note exposed areas available for inspection, and where it was found necessary to ope 		Poor		
	-			
	-			
ceilings, etc. for inspection of typical framing members:				
	C	ceilings, etc. for	r inspection of typical frami	ing members:

EBIWG Ranking Exercise

a.	Full descr	ription of system:			
b.	Exposed	Steel – Describe co	ondition of paint and degre	ee of corrosion:	
				ilestone Inspection Form corrosion <u>noted as well as</u>	
Av	ERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
Februa	ry 15, 2024	Ranking of Schock's Pr	roposed Amendment to Phase 1 F	Report Forms for Fillable PDF an	ed Electronic Versions
• c.	Steel Con	nections – Describ	be type and condition:		
d.		or other fireproof: for inspection:	ng – Describe any cracking	g or spalling and note when	e any covering was
e.		ny steel framing mo (provide location(oading, overstress, deterior	ation or excessive

f.	Elevator sheave beams,	connections, and ma	achine floor beams -	Note column:
----	------------------------	---------------------	----------------------	--------------

9. CO	NCRETE FRAMING SYSTEM			
a.	Full description of structural system:			
b.	Cracking:			
1. 2.	District for the formula of the form			
c.	General condition:			

d	. Rebar C	orrosion – Check appropriate line:
	1.	Non-Visible
	2.	Location and description of members affected and type cracking
	3.	Significant – Patching will suffice
	4.	Significant – Structural repairs required (Describe):
	. Were sa	nples chipped out for examination in spalled areas?
	1. 2.	No Yes – Describe color, texture, aggregate, general quality:
f.	overstre	any concrete framing member (e.g., slabs and transfer elements) with obvious overloading, ss, deterioration (e.g., efflorescence at underside of slab or at base of column or wall) or excessive n (provide location(s)):
10. W	/INDOWS	S, STOREFRONTS, CURTAINWALLS AND EXTERIOR DOORS
	Struc	tural Glazing on the exterior envelope of Yes No

1. Previous Inspection Date:

2. Description of Curtainwall Structural Glazing and adhesive sealant: _____

	3. Describe condition of system:
	Exterior Doors:
1.	Type (wood, steel, aluminum, sliding glass door, other):
	Anchorage type and condition of fasteners and latches:
2.	Sealant type and condition of sealant:
3.	General Condition:
4.	Describe repairs needed:

11. WOOD FRAMING

a. Type – Fully describe if mill construction, light construction, major spans, trusses:

b. Indica	te condition of the following: . Walls:
	2. Floors:
3	Roof member, roof trusses:
c. Note	metal fitting (i.e., angles, plates, bolts, splint pintles, other and note condition):
d. Joints	– Note if well fitted and still closed:

e.	Drainage – Note accumulations of moisture:
f.	Ventilation – Note any concealed spaces not ventilated:
g.	Note any concealed spaces opened for inspection:
h.	Identify any wood framing member with obvious overloading, overstress, deterioration, or excessive deflection:

a. Identify and describe the exterior walls and appurtenances on all sides of the building (cladding type, corbels, precast appliques, etc.): ______

b. Identify attachment type of each appurtenance type (mechanically attached or adhered):

c. Indicate the condition of each appurtenance (distress, settlement, splitting, bulging, cracking, loosening of metal anchors and supports, water entry, movement of lintel or shelf angles or other defects):

13. SPECIAL OR UNUSUAL FEATURES IN THE BUILDING

a. Identify and describe any special or unusual features (i.e., cable suspended structures, tensile fabric roof, large sculptures, chimney, porte-cochere, retaining walls, seawalls, etc.): _____

b. Indicate condition of special feature, its supports and connections:

14. DETERIORATION

a. Based on the scope of the inspection, describe any structural deterioration and describe the extent of such deterioration.

SECTION 15. UNSAFE CONDITIONS [DBPR Staff] [Ranked 4.0]

a. State whether unsafe or dangerous conditions exist, as these terms are defined in the Florida Building Code, where observed. Yes No

By checking this box, the undersigned states that the inspections detailed in this report were performed with the primary objective of identifying potential structural issues. Other conditions may render a building unsafe, including, but not limited to, the existence of unsanitary conditions, inadequate maintenance, illegal occupancy, inadequate means of egress, or inadequate lighting and ventilation. If potentially unsafe conditions were observed, they will be noted, but the inspections were not intended to be a comprehensive assessment of whether any such conditions exist in the subject building.

SECTION 16. SAFE OCCUPANCY DETERMINIATION [Tony Apfelbeck] [Ranked 4.0]

a. Based on the results of the inspection, does the building or any portion of the building need to be vacated, secured, or access limited? If so, what portions of the building need to be vacated and how quickly do those portions need to be vacated, secured, or access limited?

SECTION 17. SUMMARY OF FINDINGS [Heather Anesta] [Ranked 3.46]

The below Condition(s) were noted within this Phase 1 Inspection. See Table 1807.1-Table Identification Numbers *and/or Section WW of Form* for Location(s) of items Checked as Observed within this Section.

Indication of Dangerous Condition Observed

Actual Dangerous Condition Observed

Indication of Substantial Structural Deterioration Observed

Actual Substantial Structural Deterioration Observed

Indication of Need for Maintenance

Indication of Need for Repair

Indication of Need for Replacement

Inaccessible Condition of Structural Component

SECTION 18. DEFINITIONS OF TERMS [Heather Anesta] [Ranked 3.00]

Good: No Substantial Structural Deterioration and No Dangerous Condition Observed.

Fair: Indication of Substantial Structural Deterioration Observed and No Dangerous Condition Observed.

Poor: Actual Substantial Structural Deterioration Observed and No Dangerous Condition Observed.

Significant: Any Observation which is an Indication of Dangerous Condition or Actual Dangerous Condition.

New Section) Proposed Amendment to Add New Section To Phase 1 Form. [Jim Schock]

SECTION # T	BD. REVIEW OF	EXISTING DOCUME	NTS AND PERMIT R	ECORDS
It appears that unpermitted work has been performed as follows and the Building Official has been notified:				
□Yes □No				
AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
	1	Proposed Amendment to Phase 1	5	1
2.15	0	3	9	1
February 15, 202	4 Ranking of Jim Sch	ock's Proposed Amendment to Ph	ase 1 Report Forms	
Schock's Comm	ent:			
• I would like this amendment reconsidered.				
• This is something I have experienced in the past and it can have a major effect on the structural load				
distribution of	causing the structur	e to be unsafe.		

1. Description of Structure			
Name on Title:			
Street Address:			
Legal Description:			
Owner's Name:			
2. Name of the Condo or Coop Entity and Co	ntact Information		
Name:			
Address:			
Telephone Number:			
3. Name and Contact Information of the Lice	nsed Individual(s)	Conducting the Inspection	
Inspection Firm or Individual Name:			
Address:			
Telephone Number:			
Inspection Commenced Date:	Inspection	Completed Date:	
 Substantial Structural Deterioration Observed; Second Structural Condition of Major Structural Condition of inaccessible areas. 		1	to conclude
Potentially Dangerous Condition Observed; Stru	ctural Evaluation is r	equired.	
] Dangerous Condition Observed; Notify Building] See Section # TBD for Summary of Assessment	and Section # TBD f	for Summary of Findings.	
rovision for Signature and Seal of the Licensed	l Individual Conduc	cting the Inspection	
Professional:	Architect		
Name:			

+

Seal

	I am qualified to	practice in the	e discipline in whic	h I am hereby signing,
--	-------------------	-----------------	----------------------	------------------------

Signature:

Date:

1. Describe References Cited Under Phase 1 Report for Follow-up:

2. Identify the Damage and Describe the Extent of the Repairs Needed Along With Repair Recommendations:

2. Identify the Damage and Describe the Extent of the SSD Along With Need for Maintenance, Repair, and/or Replacement Recommendations:

3. Identify and Describe Areas Requiring Added Inspection as well as Results of Any Testing:

Note: When testing and at the discretion of the design professional, scientific testing protocols must be used in addition to visual inspection techniques for determining the structural integrity of a building.

5. Provide Graded Urgency of Each Recommended Repair

6. State Whether Unsafe or Dangerous Conditions Exist, As These Terms Are Defined in the Florida Building Code, Where Observed.

By checking this box, the undersigned states that the inspections detailed in this report were performed with the primary objective of identifying potential structural issues. Other conditions may render a building unsafe, including, but not limited to, the existence of unsanitary conditions, inadequate maintenance, illegal occupancy, inadequate means of egress, or inadequate lighting and ventilation. If potentially unsafe conditions were observed, they will be noted, but the inspections were not intended to be a comprehensive assessment of whether any such conditions exist in the subject building.

7. Identify and Describe Any Items Requiring Additional Inspections

SECTION #TBD. SAFE OCCUPANCY DETERMINIATION [Tony Apfelbeck] [Ranked 4.0]

a. Based on the results of the inspection, does the building or any portion of the building need to be vacated, secured, or access limited? If so, what portions of the building need to be vacated and how quickly do those portions need to be vacated, secured, or access limited?

SECTION # TBD. SUMMARY OF FINDINGS [Heather Anesta] [Ranked 3.46]

The below Condition(s) were noted within this Phase 1 Inspection. See Table 1807.1-Table Identification Numbers *and/or Section WW of Form* for Location(s) of items Checked as Observed within this Section.

Indication of Dangerous Condition Observed

Actual Dangerous Condition Observed

Indication of Substantial Structural Deterioration Observed

Actual Substantial Structural Deterioration Observed

Indication of Need for Maintenance

Indication of Need for Repair

Indication of Need for Replacement

Inaccessible Condition of Structural Component

SECTION # TBD. DEFINITIONS OF TERMS [Heather Anesta] [Ranked 3.00]

Good: No Substantial Structural Deterioration and No Dangerous Condition Observed.

Fair: Indication of Substantial Structural Deterioration Observed and No Dangerous Condition Observed.

Poor: Actual Substantial Structural Deterioration Observed and No Dangerous Condition Observed.

Significant: Any Observation which is an Indication of Dangerous Condition or Actual Dangerous Condition.

New Section) Proposed Amendment to Add New Section To Phase 2 Form. [Jim Schock]

SECTION # TBD. Verify Corrective Work is Completed and Approved by the Phase 2 Inspector

□Yes □No

AVERAGE4= Acceptable3= Minor Reservations2= Major1= Not			1 = Not			
			Reservations	Acceptable		
January 8, 2024 Ranking of Schock's Proposed Amendment to Phase 2 Report Forms for Fillable PDF and Electronic Versions						
1.6 1 0 3 6						
February 15, 2024 Ranking of Schock's Proposed Amendment to Phase 2 Report Form						
Comments:						
• I would like this amendment reconsidered.						

• This amendment and the one below which were rejected, is an attempt to have a method of closing out the inspection and correction process keeping the Milestone inspector involved though the conclusion of the repair. While in most cases these buildings qualify as Threshold construction the final Threshold report should be attached when applicable. I believe these items are important to close out an amended phase 2 report.

New Section) Proposed Amendment to Add New Section to Phase 2 Form. [Jim Schock]

SECTION #TBD. Attachment of Threshold Inspection Reports and Final Threshold Report				
Threshold Inspection Report Attached:				
Final Threshold Report Attached:				
AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
January 8, 2024 Rd	inking of Schock's Propo	sed Amendment to Phase 2 Repor	t Forms for Fillable PDF and	Electronic Versions
No Support				
February 15, 202	4 Ranking of Schock's	Proposed Amendment to Phase 2	Report Forms for Fillable PD	F and Electronic Versions
Comments:				
• I would like this amendment reconsidered.				
See comment	t in amendment abo	ove.		

SECTION 2 – OPTION 2 HEATHER ANESTA'S MILESTONE INSPECTION REPORT FORMS TEMPLATES

Summary of Proposed Methodology for Option 2

I did my best to assemble the existing Phase 1 and 2 Forms into an updated Form and updated Tables. Because I'd like to see how the EBIWG likes this format before updating the Phase 2 Form, I didn't update the Phase 2 Form yet.

The marked-up Phase 1 Form is organized as follows:

- The blue highlight indicates that the item was captured in Table 1807.1,
- The pink highlight indicates that the item was captured in Table 1807.2.
- I added comments for how to address the unhighlighted items within Sections 2-14.

Attached table 1807.1 Phase 1 Table, and T1807.2 Phase 2 Table are organized as follows:

- Blue highlighted cells indicate things that were in the Forms, but I adjusted the term slightly.
- Orange highlighted cells are items that I added based on my understanding of our EBIWG conversations.
- Column A is meant to be an easy reference to rows/lines during the EBIWG meeting.
- Column B is meant to show the EBIWG members where the items within this form originated from, either from the Statute or existing Forms.

(Source – Miami-Dade and Broward Counties Building Safety Inspection Program with staff comments)

•	ection	
spection Firm or Individual		
ame:		
ddress:		
elephone umber:		
under.	Inspection Completed	
ate:	Date:	
No Repairs Required	Repairs are required as outlined herein.	
No Substantial Structural	Deterioration Observed; Phase 2 Inspection is not required	
Inaccessible Condition of I Inaccessible Conditions	Item; Phase 2 inspection is required to complete Milestone Inspection	<u>n of</u>
Inaccessible Conditions	Item; Phase 2 inspection is required to complete Milestone Inspection	<u>n of</u>
<u>Inaccessible Conditions</u> <u>Potential Dangerous Cond</u>		<u>n of</u>
Inaccessible Conditions Potential Dangerous Cond Dangerous Condition Obset	lition Observed; Structural Evaluation is required	<u>n of</u>
Inaccessible Conditions Potential Dangerous Cond Dangerous Condition Obset	lition Observed; Structural Evaluation is required erved; Notify Building Official; Structural Evaluation is required	<u>n of</u>
Inaccessible Conditions Potential Dangerous Cond Dangerous Condition Obse ee Section WW for Summary icensed Design	lition Observed; Structural Evaluation is required erved; Notify Building Official; Structural Evaluation is required of Assessment and Section XX for Summary of Findings	<u>n of</u>

Seal

I am qualified to practice in the discipline in which I am hereby signing,

Signature:	Date:

This report has been based upon the minimum milestone inspection requirements as listed in *Chapter 18 of the Florida Building Code, Existing Building.* To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the structure, based upon careful evaluation of observed conditions, to the extent reasonably possible.

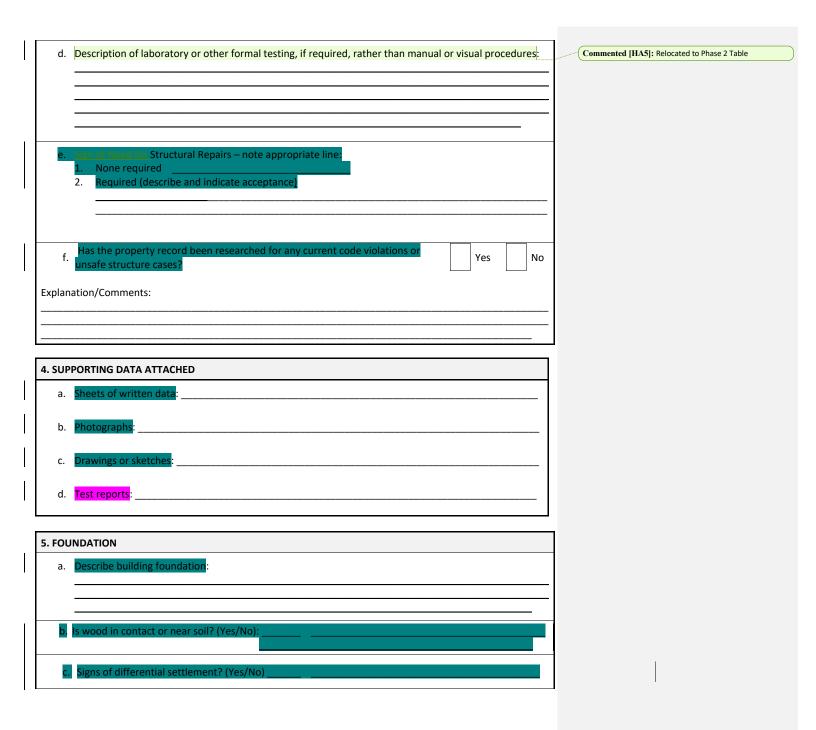
1. DESCRIPTION OF STRUCTURE	
a. Name on Title:	
b. Street Address:	
c. Legal Description:	
d. Owner's Name:	
e. Owner's Mailing Address:	
f. Email Address: Contact Number:	
g. Folio Number of Property on which building is located:	
h. Building Code Occupancy Classification:	
i. Initial Use:	Commented [HA1]: Suggestion to add this here for the building overall.
∔jPresent Use:	
j. <u>k.</u> General Description: Type of Construction:	
k.lSquare Footage:	
1. Total building area: Number of Stories:	
2. Building footprint area:	
+ <u>m.</u> Name of the Condo or Coop entity:	
m. <u>n.</u> Special Features	Commented [HA2]: Define or Remove
n.o. Describe any additions/alterations/repairs to original structure, and if permits are on record for s additions/alterations/repairs:	such

2. PRESENT CONDITION OF STRUCTURE	Commented [HA3]: Relocated to Table 1807.1
a. General Alignment (Note: Good, Fire, Poor, Explain if significant):	
1. Bulging: Good Fair Poor Significant (Explain):	
2. Settlement: Good Fair Poor Significant (Explain):	
3. Deflections: Good Fair Poor Significant (Explain):	
4. Expansion: Good Fair Poor Significant (Explain):	
5. Contraction: Good Fair Poor Significant (Explain):	
b. Portion Showing Distress (Note: Beams, Columns, Structural Walls, Floor, Roofs, Other):	

d.	Cracks – Note location in significant members. Identify crack size as HAIRLINE if barely discernible; FINE if less than 1mm in width; MEDIUM if between 1mm and 2mm in width; WIDE if over 2mm:
2.	General extent of deterioration – Cracking or spalling concrete or masonry, oxidation of metals; rot or borer attack in wood:
	Note previous patching or repairs:
g.	Nature of present loading indicate residential, commercial, other estimate magnitude:

0	
a.	Date of notice of required inspection:
b.	Date(s) of actual inspection:
c.	Name and qualifications of the individual preparing report:

Commented [HA4]: Covered in 2c. Significance of width of crack is covered by Dangerous or Potential Dangerous, and also would be further evaluated during Phase 2 and/or Structural Evaluation



	e walls, column or beams that signal differential settlement	F
Is there additional sub-soil		
e. investigation required?	Yes No	
 f. Is water drained away from foundation g. Is there additional sub-soil investigation 1. Describe: 		Commented [HA6]: Repetitive with 5.e, propose remov
L		
	6	
	, fair or poor on appropriate lines	
5. MASONRY BEARING WALL – Indicate good a. Concrete masonry		
5. MASONRY BEARING WALL – Indicate good a. Concrete masonry units:	Good Fair Poor	
 MASONRY BEARING WALL – Indicate good a. Concrete masonry units: b. Clay tile or cotta units: c. Reinforced concrete tie 	Good Fair Poor	
 b. Clay tile or cotta units: c. Reinforced concrete tie columns: d. Reinforced concrete tie 	Good Fair Poor Good Fair Poor Good Fair Poor	

1 0						
1.	Stucco:	Good	Fair	Poor		
2.	Veneer:	Good	Fair	Poor		
3. I	Paint Only:	Good	Fair	Poor		
4. (Other:	Good	Fair	Poor		
4	la. Explain:					
						Commented [HA7]: If we keep 6.a-6.g, we would new rename it as Section ZZ "Summary of Conditions" to summarize the T1807.1 and T1807.2 findings, utilizing Section YY Definition of Terms herein.
h. Crack	<mark>ks –</mark> Note beams, columns, or others, inclu	uding locations ((description)	:	_	
					_	
					_	
					-	
i. Spalli	ing – In beams, columns, or others, includ	ing locations (d	escription).			
n opum						
		0	,			
			, , , , , , , , , , , , , , , , , , ,		_	
j. Reba	ar corrosion – Check appropriate line:					
j. <u>Reba</u> 1.						
[i <mark>r corrosion</mark> – Check appropriate line:					Commented [HA8]: Updated in tables to reflect what be "observed" during milestone inspection
1.	ar corrosion – Check appropriate line:					
1. 2. 3.	r corrosion – Check appropriate line: None Visible Minor – Patching will suffice Significant – Patching will suffice					be "observed" during milestone inspection
1. 2. 3. 4.	Image: corrosion – Check appropriate line: None Visible					be "observed" during milestone inspection
1. 2. 3. 4.	r corrosion – Check appropriate line: None Visible Minor – Patching will suffice Significant – Patching will suffice					be "observed" during milestone inspection Commented [HA9]: Not in scope of Phase 1 or Phase
1. 2. 3. 4.	Image: corrosion – Check appropriate line: None Visible					Commented [HA9]: Not in scope of Phase 1 or Phase
1. 2. 3. 4.	Image: corrosion – Check appropriate line: None Visible					be "observed" during milestone inspection Commented [HA9]: Not in scope of Phase 1 or Phase

7. FLOOR AND ROOF SYSTEM a. Roof: 1) Roof pitch: Flat Pitched 10 Roof System 10 Roof System 11 Roof System 12 Roof System 13 Roof System 19 Roof System 10 Roof System 10 Roof System 10 Roof System 10 Roof System 11 Roof System 12 Roof System 13 Structural framing condition 14) Roof deck material 15 Roof Structural concrete on steel deck 16 Roof deck material 17 Roof deck material 18 Roof deck material 19 Roof deck material	k. Were samples chipped out for examination 1. No 2. Yes – Describe color, texture quality:		
1) koof pitch Commented [IIA10]: Do we need this in the Tables? Pitched Pitched Image: Second structural framing condition Good 3) Structural framing condition Good Signal Commented [IIA10]: Do we need this in the Tables? Image: Second structural framing condition Good Structural framing condition Good 4) koof deck material Non-structural / insulating concrete on steel deck Wood Bare steel deck	7. FLOOR AND ROOF SYSTEM]
Flat Pitched Image: Structural framinis Image: Structural framinis <th>a. <mark>Roof:</mark></th> <th></th> <th></th>	a. <mark>Roof:</mark>		
Pitched 2 1	1) Roof pitch		Commented [HA10]: Do we need this in the Tables?
Commented [HA1]: If we keep this, propose we have it in Section ZZ as described above	Flat		
a) Structural framing Good Fair Poor Commented [HA11]: If we keep this, propose we have it in Section ZZ as described above 4) Roof deck material Concrete Non-structural / insulating concrete on steel deck Wood Bare steel deck	Pitched		
a) Structural framing a) Good Fair Poor Commented [HA11]: If we keep this, propose we have it in Section 22 as described above 4) Roof deck material Concrete Non-structural / insulating concrete on steel deck Wood Bare steel deck			
a) Structural framing a) Good Fair Poor Commented [HA11]: If we keep this, propose we have it in Section 22 as described above 4) Roof deck material Concrete Non-structural / insulating concrete on steel deck Wood Bare steel deck			
condition Court Condition Court Contract Image: Court A) Roof deck material Concrete Non-structural / insulating concrete on steel deck Wood Bare steel deck	Wood Steel		
condition Commented (HA11): If we keep this, propose we have it in Section ZZ as described above 4) Roof deck material Concrete Non-structural / insulating concrete on steel deck Wood Bare steel deck			
Concrete Non-structural / insulating concrete on steel deck Wood Bare steel deck		Fair Poor	
Concrete Non-structural / insulating concrete on steel deck Wood Bare steel deck			
Concrete Non-structural / insulating concrete on steel deck Wood Bare steel deck	<u></u>		
Concrete Non-structural / insulating concrete on steel deck Wood Bare steel deck			
Concrete Non-structural / insulating concrete on steel deck Wood Bare steel deck			
Structural concrete on steel deck		Bare steel deck	
	Structural concrete on steel deck		

5) Roof cladding type Tile Single ply (Membrane)	aressed within
Ille Single ply (Membrane)	
Asphalt shingles Metal	
Built-up roofing (BUR) Other	
6) Roof covering condition Commented [HA14]: Section ZZ comme	nt
Condition Good Fair Poor	
7) Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and	
condition of support: Commented [HA15]: Non-MI related?	
8) Note types of drains, scuppers, and condition:	
9) Describe parapet construction and current condition: Commented [HA17]: Non-MI related?	

) Describe mansard construction and o Condition	Good Fair	Poor	
condition		1.001	
	er with obvious overloading, overstress, deterior	ation, or	
excessive deflection:			
		· · · · · · · · · · · · · · · · · · ·	
) Note any expansion joint and condition	on		Commented [HA19]: Move to section 1
Condition	Good Fair Po	oor	Commented [HA20]: Address in Section ZZ com
por System(s):			
Describe (Type of system framing, m	aterial, spans, condition, balconies):		
	aterial, spans, condition, balconies): Good Fair	Poor	
Describe (Type of system framing, m		Poor	
Describe (Type of system framing, m		Poor	
Describe (Type of system framing, m		Poor	
Describe (Type of system framing, m Condition		Poor	
Describe (Type of system framing, m Condition Balcony structural system	Good Fair	Poor	Commented [HA21]: Move to Section 1
Describe (Type of system framing, m Condition	Good Fair	Poor	Commented [HA21]: Move to Section 1
Describe (Type of system framing, m Condition Balcony structural system Edge and building face support	Good Fair	Poor	Commented [HA21]: Move to Section 1
Describe (Type of system framing, m Condition Balcony structural system	Good Fair	Poor	Commented [HA21]: Move to Section 1
Describe (Type of system framing, m Condition Balcony structural system Edge and building face support	Good Fair	Poor	Commented [HA21]: Move to Section 1
Describe (Type of system framing, m Condition Balcony structural system Edge and building face support	Good Fair	Poor	Commented [HA21]: Move to Section 1
Describe (Type of system framing, m Condition Balcony structural system Edge and building face support Cantilever	Good Fair	Poor	
Describe (Type of system framing, m Condition Balcony structural system Edge and building face support Cantilever	Good Fair	Poor	Commented [HA21]: Move to Section 1 Commented [HA22]: Move to Section 1
Describe (Type of system framing, m Condition Balcony structural system Edge and building face support Cantilever Balcony exposure (if structure is on t Ocean facing	Good Fair	Poor	
Describe (Type of system framing, m Condition Balcony structural system Edge and building face support Cantilever Balcony exposure (if structure is on the stru	Good Fair	Poor	
Describe (Type of system framing, m Condition Balcony structural system Edge and building face support Cantilever Balcony exposure (if structure is on t Ocean facing	Good Fair	Poor	
Condition Balcony structural system Edge and building face support Cantilever Balcony exposure (if structure is on t Ocean facing	Good Fair	Poor	

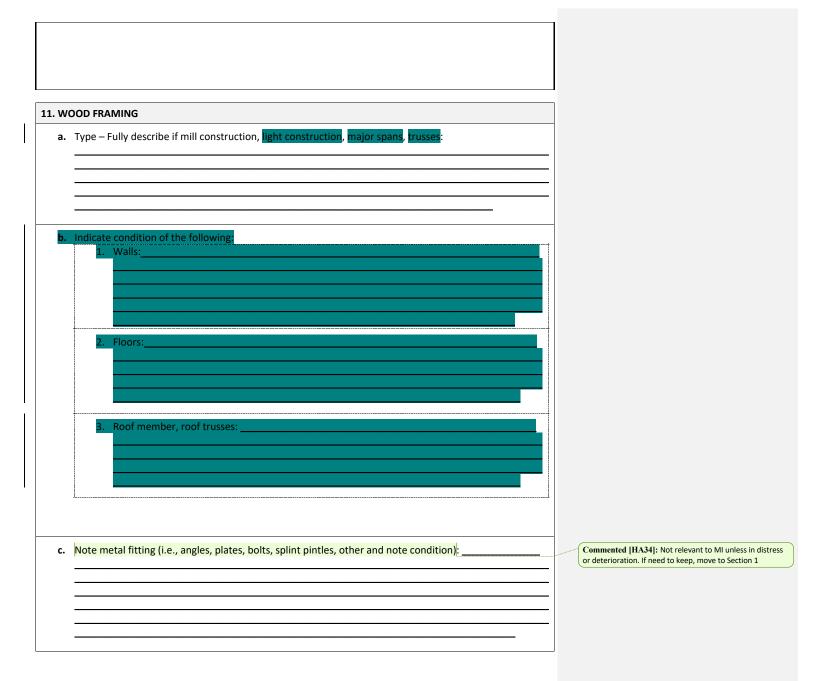
4. Balcony construction	Commented [HA23]: Move to Section 1.
Concrete	
Steel framing with concrete topping	
Wood	
Other (define in narrative)	
	_
	—
	_
	-
5. Balcony condition rating	Commented [HA24]: Section ZZ Comment
Good	
Fair (e.g., minor cracking, minor rebar corrosion – patching will suffice)	
Poor (e.g., significant cracking, rebar corrosion requiring repairs)	
N/A	
	-
6. Balcony condition description (e.g., spalling, cracking, rebar corrosion)	
	-
	-
	-
	-
 Stairs and escalators – Indicate location, framing system, material, and condition 	Commented [HA25]: Move to Section 1
	-
8. Ramps – Indicate location, framing system, material, and condition	Commented [HA26]: Move to Section 1
	_
	-

			Commented [HA27]: Move to Section 1
Wood	Stainless steel	Glass	
Metal	Ungalvanized Steel	CMU Kneewall	
Aluminum	Concrete Kneewall	Other	
	ne ratings depending on guard sy	ystem)	Commented [HA28]: Section ZZ Comment
Good Fair			
Poor			
spection – Note exp	posed areas available for inspecti	ion, and where it was found necessary	r to open
spection – Note exp llings, etc. for inspe	posed areas available for inspecti action of typical framing member.	ion, and where it was found necessary s	' to open
spection – Note exp ilings, etc. for inspe	oosed areas available for inspecti ction of typical framing member	ion, and where it was found necessary s:	(to open
spection – Note exp llings, etc. for inspe	bosed areas available for inspecti action of typical framing member.	ion, and where it was found necessary s:	/ to open
spection – Note exp lings, etc. for inspe	oosed areas available for inspecti ection of typical framing member	ion, and where it was found necessary s:	* to open
spection – Note exp llings, etc. for inspe	bosed areas available for inspecti action of typical framing member.	ion, and where it was found necessary s:	<pre> to open </pre>
spection – Note exp lings, etc. for inspe	oosed areas available for inspecti	ion, and where it was found necessary s:	* to open
spection – Note exp lings, etc. for inspe	bosed areas available for inspecti	ion, and where it was found necessary s:	<pre></pre>
spection – Note exp llings, etc. for inspe	posed areas available for inspecti	ion, and where it was found necessary s:	
ilings, etc. for inspe	posed areas available for inspecti ection of typical framing member	ion, and where it was found necessary s:	<pre> to open</pre>
spection – Note exp llings, etc. for inspe spectrum of the system RAMING SYSTEM	ection of typical framing member.	ion, and where it was found necessary s:	

b.	Exposed Steel – Describe condition of paint and degree of corrosion:	
c.	Steel Connections – Describe type and condition:	Commented [HA29]: Move to section 1
d.	Concrete or other fireproofing – Describe any cracking or spalling and note where any covering was removed for inspection: -	
e.	Identify any steel framing member with obvious overloading, overstress, deterioration or excessive deflection (provide location(s)):	
f.	Elevator sheave beams, connections, and machine floor beams – Note column:	Commented [HA30]: Move to Section 1
9. CON	ICRETE FRAMING SYSTEM]
a.	Full description of structural system:	

b. Cracking: 1. Significant Not Significant 2. Description of members affected location and type of cracking:	Commented [HA31]: Section ZZ comment
c. General condition:	Commented [HA32]: This is addressed between Section 1 and the Tables
d. Rebar Corrosion – Check appropriate line: 1. Non Visible 2. Location and description of members affected and type cracking 3. Significant – Patching will suffice 4. Significant – Structural repairs required (Describe):	
e. Were samples chipped out for examination in spalled areas? 1. No 2. Yes – Describe color, texture, aggregate, general quality:	
f. Identify any concrete framing member (e.g., slabs and transfer elements) with obvious overloading, overstress, deterioration (e.g., efflorescence at underside of slab or at base of column or wall) or excessive deflection (provide location(s)):	
10. WINDOWS, STOREFRONTS, CURTAINWALLS AND EXTERIOR DOORS	Commented [HA33]: Not in scope of Milestone Inspection unless there is a distress or deterioration issue, at which point, these topics will be addressed between Section 1 and the Tables

	1. Previous Inspection Date:
	 Description of Curtainwall Structural Glazing and adhesive sealant:
	3. Describe condition of system:
	x terior Doors: Type (wood, steel, aluminum, sliding glass door, other):
2.	Anchorage type and condition of fasteners and latches:
3.	Sealant type and condition of sealant:
4.	General Condition:
5.	Describe repairs needed:



	d.	Joints – Note if well fitted and still closed:	
	e.	Drainage – Note accumulations of moisture:	
-	f.	Ventilation – Note any concealed spaces not ventilated:	Commented [HA35]: Not in scope of milestone inspection
	g.	Note any concealed spaces opened for inspection:	
-		Identify any wood framing member with obvious overloading, overstress, deterioration, or excessive	
		deflection:	
	12. <mark>BU</mark>	ILDING FAÇADE INSPECTION	Commented [HA36]: Not in scope of Milestone Inspection unless there is a distress or deterioration issue, at which

unless there is a distress or deterioration issue, at which point, these topics will be addressed between Section 1 and the Tables

a.	Identify and describe the exterior walls and appurtenances on all sides of the building (cladding type,
	corbels, precast appliques, etc.):

b. Identify attachment type of each appurtenance type (mechanically attached or adhered): ______

 Indicate the condition of each appurtenance (distress, settlement, splitting, bulging, cracking, loosening of metal anchors and supports, water entry, movement of lintel or shelf angles or other defects):

13. SPECIAL OR UNUSUAL FEATURES IN THE BUILDING

a. Identify and describe any special or unusual features (i.e., cable suspended structures, tensile fabric roof, large sculptures, chimney, porte-cochere, retaining walls, seawalls, etc.): _____

b. Indicate condition of special feature, its supports and connections: ____

14. DETERIORATION

a. Based on the scope of the inspection, describe any structural deterioration and describe the extent of such deterioration.

(Commented [HA37]: Move to Section 1

WW. SUMMARY OF ASSESSMENT

a. Complete Table 1807.1-Table for each item assessed during the Phase 1 Inspection and attach all Tables to the Phase 1 Form.

1	XX. SUMMARY OF FINDINGS
	The below Condition(s) were noted within this Phase 1 Inspection. See Table 1807.1-Table Identification Numbers for Location(s) of items Checked as Observed within this Section.
	Potential Dangerous Condition Observed
l	Dangerous Condition Observed
I	No Substantial Structural Deterioration Observed
I	Actual Sign of -Substantial Structural Deterioration Observed
	IndicationSign of need for maintenance
	IndicationSign of need for repair
l	IndicationSign of need for replacement
	Inaccessible Condition of Structural ComponentItem

YY. DEFINITIONS OF TERMS

The below conditions shall represent the terms of Good, Fair, Poor, Significant, and Structural Evaluation Required, when utilized within the Milestone Inspection Form Report or Tables.

<u>Good:</u> No Substantial Structural Deterioration and No Dangerous Condition Observed. No Sign of need for maintenance, repair, or replacement.

Fair: Sign of Substantial Structural Deterioration Observed and No Dangerous Condition Observed. Sign of need for maintenance, but no Sign of need for repair, or replacement.

Poor: Substantial Structural Deterioration Observed and No Dangerous Condition Observed. Sign of need for maintenance or repair, but no Sign of need for replacement.

Significant: Any Observation which is a Potential Dangerous Condition or Dangerous Condition. Sign of need for replacement.

Structural Evaluation Required: Signed and Sealed Structural Analysis necessary in order to determine if the building's general structural condition and/or integrity are negatively affected by the observed condition and/or to determine the type and extent of maintenance, repair, or replacement required in order to remedy the observed condition.

3	ZZ. SUMMARY OF CONDITIONS	 	Commented [HA38]: Utilize this section if EBIWG consensus supports providing a summary of Good, Fair, Poor, Significant conditions
1	Refer to Section YY for Definition of Terms.		

Column A:	Column B:						
Reference Line 1	Originating Location Form 4.a	Table 1807.1: Observed Item Conditi	ion(s) during Ph	260.1			
2	Form 4.a	Attach this table to the Phase 1 Form Re "distress" observed during Phase 1 Inst	eport, Complete S		igh C for each item	featuring "deterio	ration" or
3		, · · · · · · · · · · · · · · · · · · ·					
4		Phase 1 Table Identification Number:		ex: Table 1807.1.1	= First Table completed w	ithin Phase 1 Form Rep	ort
5	Form 2.b, 7.a, 7.b, 11.a, 11.b, 12.a	Item Observed Name/Type:		ex: Beam, Column,	Wall, Brace, Deck, Diaphi	ragm, Column, Balcony,	etc
6		Item Observed Label		ex: Beam 1, Columi	n A, Wall 8, etc.		
7	Form 3.b	Date Inspected					
8	Form 3.b	Inspector Name & Credential(s)					
9	Form 9.f, 11.a	Is the Item a Girder, Transfer Slab, Beam, or Element transmitting from multiple beam/column/wall ends?	Circle One: Yes or	No			
10	Form 12.b	List the type of attachment of the item to adjacent structural members/elements			_		
11	Milestone Inspection 553.899(2a)	Type of Item Assessed:	Circle One: Load-bear	ing element, Primary	structural member, Prima	ary structural system, No	on-Structural
12	Reporting 553.899(8) Form 7.a	Material(s) of Item Assessed:					
13	Milestone Inspection 553.899(2a) Form 8.a. 9.a. 11.a	Type of System:	Circle One: Lateral Sy	stem, Gravity Syster	n, Cladding, Building Enve	elope (non-structural cla	dding), Non-Str
14	Form 2.g	Use (Live) and Dead Load estimated magnitude (psf) of the Loading Area tributary to the Item:					
15	Building Condition 553.899(2b), (7a)	Year the Item was last Painted/Maintained					
16	Building Condition 553.899(2b), (7a)	Year the Item was last Repaired/Replaced					
17	Milestone Inspection 553.899(2a)	Plan View Location of Item Observed	Attach & Describe:				
18	Milestone Inspection 553.899(2a)	Elevation View Location of Item Observed	Attach & Describe:				
19	Milestone Inspection 553.899(2a)	Further Identifying Location (Isometric Sketch, Marked-up Aerial, etc)					
20	Form 4.c	Photo(s), Drawing(s), or Sketch(es) of Item Assessed	Attach				
21	Form 5.a	Describe buiding foundation supporting Item Assessed					
22							
23		A: Verification of Structural Item					
24	553.899	Circle the observed condition. A condition of ' shown herein.	"Yes", "Not Access	ble", or "Need M	ore Investigation" req	uires Box B as	
25	FBCEB Dangerous Definition	Does the item support gravity or lateral load during permanent, routine, frequent, or environmental loads when considering actual loads already in effect and/or imminent loads?	No*	Yes	Not Accessible	Need More Investigation	
26							

27		B: Minimum Checks for Signs of or Actual Su	ubstantial Structur	al Deterioration						
28	553.899	Circle the observed condition. A condition of "Yes", "Not Accessible", or "Need More Investigation/Evaluat a Phase 2 Milestone Inspection to verify if Substantial Structural Deterioration is present.								
29	Dangerous 553.899(8d)	Does the observed condition meet the definition of Dangerous?	No	Yes, End Phase 1 & Report Condition to Building Official						
30	Structural Integrity 553.899(1), (2b), (12)	Does the observed condition appear to interrupt or disconnect the load path to, from, or within the load-bearing element, lateral system, or vertical system?	No	Yes	Not Accessible	Need More Investigation				
31	Structural Integrity 553.899(1), (2b), (12)	Does the observed condition interrupt the load path of the cladding system to the structural load-bearing elements, primary structural system, or primary structural members?	No	Yes	Not Accessible	Need More Investigation				
32	Structural Integrity 553.899(1), (2b), (12)	Does the observed condition indicate a reduction of the strength or elongation of unbraced length of the affected structural component(s)?	No	Yes	Not Accessible	Need More Investigation				
33	Intended Use 553.899(7b)	Was there an apparent change or increase of load above the observed condition?	No	Yes	Not Accessible	Need More Investigation				
34	Building Condition 553.899(2b), (7a)	Was there an apparent change or loss of the support system and/or foundation within the total load path of the observed condition?	No	Yes	Not Accessible	Need More Investigation				
35	Building Condition 553.899(2b), (7a)	Does the "deterioration" or "distress" continue through multiple structural members or materials?	No	Yes	Not Accessible	Need More Investigation				
36	Form 3.f	Has the property record been researched for any current code violations or unsafe structure cases?	No	Yes	Not Accessible	Need More Investigation				
37	Structural Integrity 553.899(1), (2b), (12)	Indicate if performed, and attach a signed and sealed copy of, any structural load, strength, or demand calculations performed during the Milestone Inspection relative to this item.	No Calculations were performed during Phase 1.	Calculations are attached to this Table.						
38	Dangerous 553.899(8d)	If the item with the observed condition "fails" prior to the installation of shoring, would the resulting condition meet the definition of Dangerous? (Potential Dangerous Condition)	No	Yes	Not Accessible	Need More Investigation o Structural Evaluation				

108

Form 6.k.2, 9.e.2

Condition Observed Not SSDet* Sign of SSDet* Condition** 0 Minal James Accel Building Image Accel I
stass Condition Observed Not SSDert Sign of SSDert Periodial Condition** 4 Ama 14 Buildingment (General)
eig Mon.2.4 Messingment (General) C 4 Mon.2.4.2 Bulging Image: Control of Control
41 Mon.2.1.12 Bigling Image: Contraction Image: Contraction 42 Mon.2.1.2 Settiment Image: Contraction Image: Contraction 43 Mon.2.1.2 Expansion Image: Contraction Image: Contraction 44 Mon.2.1.2 Conc.(q) Image: Contraction Image: Contraction 45 Mon.2.1.2 Conc.(q) Image: Contraction Image: Contraction 46 Mon.2.1.2 Statical Contraction Image: Contraction Image: Contraction 47 Mon.2.1.2 Statical Contraction Image: Contraction Image: Contraction 48 Mon.2.2 Statical Contraction Image: Contraction Image: Contraction 49 Mon.2.2 Statical Contract Image: Contraction Image: Contract
44 Mura 2. K2 Selfection 1 56 Mura 2. Expansion 1 57 Mura 2. Expansion 1 58 Mura 2. Expansion 1 58 Mura 2. Expansion 1 58 Contraction 1 1 58 Seling 01 Ministure Exposure/Water 1 1 58 Fire 2. Seling 01 Ministure Exposure/Water 1 1 58 Fire 2. Seling 01 Ministure Exposure/Water 1 1 1 58 Mura 2. K1 Determition* 1
44 Munical Deficition And Section 50 Munical Section Contraction And Section 51 Munical Section Contraction And Section 52 Munical Section Contraction And Section 53 Munical Section Contraction And Section 54 Munical Section Peoling/Defamination(s) And Section 55 Munical Section Peoling/Defamination(s) And Section 56 Munical Section Peoling/Defamination(s) And Section 57 Munical Section Peoling/Defamination(s) And Section And Section 57 Munical Section Peoling/Peoling/Paol And Section And Section 58 Munical Section Section Section And Sectio
9 Parm 2 Expansion Image 1 Image 2 Second 2 Secon
9 Part 2 Part 2 Contraction Contraction 2 Part 2, 14 Contraction Part 1, 14 Part 1, 14 3 Part 2, 14 Sign(2) of Moisture ExposureWater Part 1, 14 Part 1, 14 4 Part 2, 14 Sign(2) of Moisture ExposureWater Part 2, 14 Part 2, 14 5 Part 2, 14 Deterioration* Part 2, 14 Part 2, 14 5 Part 2, 14 Deterioration* Part 2, 14 Part 2, 14 6 Part 2, 14 Deterioration* Part 2, 14 Part 2, 14 6 Part 2, 14 Deterioration* Part 2, 14 Part 2, 14 7 Part 2, 14 7 Part 2, 14 7 Part 2, 14 7 Part 2, 14 7 Part 2, 14 Part 2,
Part & 2.5 & 64 (b) Mark & Spaling Disamination(s) Image of the second sec
Mail Status Separation Separation 4 Additional Interview Interview 9 Amaz Sign(i) of Moisture Exposure/Water Interview 9 Amaz Sign(i) of Offformila Sitiang Interview Interview 9 Amaz Sign(i) of Offformila Sitiang Interview
Id Barling Description Description 10 Para 2, ft 5 Sign(1) of Moliture Exposure/Water Image (1) Image (1) 11 Para 2, ft 5 Sign(1) Image (1) Image (1) Image (1) 12 Para 2, ft 5 Sign(1) Image (1) Image (1) Image (1) 12 Para 2, ft 5 Sign(1) Image (1) Image (1) Image (1) 13 Para 2, ft 5 Sign(1) Image (1) Image (1) Image (1) 14 Para 2, ft 5 Sign(1) Image (1) Image (1) Image (1) 14 Para 2, ft 5 Sign (1) Image (1) Image (1) Image (1) 15 Para 2, ft 5 Sign (1) Image
64 Period Point Sector Sector Water Instruction 78 Period Control Molisture Exposure/Water Instruction 78 Period Control Molisture Exposure/Water Instruction 78 Period Control Molisture Exposure/Water Instruction 78 Period Point Molisture Exposure/Water Instruction 78 Period Point Molisture Exposure/Water Instruction 78 Period Point Molisture Instruction 78 Period Provious Robalin(9)*** Instruction Instruction
Mom 5. If Act Intrustion Intrustion Mark 2, Strike Strike Decidion of Maria Intercent of Mark 2, Strike Mark 2, Strike Decidion of Maria Intercent of Maria Intercent of Mark 2, Strike Mark 2, Strike Decidion of Maria Intercent of Mark 2, Strike Intercent of Mark 2, Strike Mark 2, Strike Mood Forer attack Intercent of Mark 2, Strike Intercent of Mark 2, Strike Mark 2, Strike Priof/Previous Radio(ng)*** Intercent of Mark 2, Strike Intercent of Mark 2, Strike Mark 2, Strike Priof/Previous Addition(ng)*** Intercent of Mark 2, Strike Intercent of Mark 2, Strike Mark 2, Strike Priof/Previous Addition(ng)*** Intercent of Mark 2, Strike Intercent of Mark 2, Strike Mark 2, Strike Priof/Previous Addition(ng)*** Intercent of Mark 2, Strike Intercent of Mark 2, Strike Mark 2, Strike Priof Previous Addition Strike Intercent of Mark 2, Strike Intercent of Mark 2, Strike Mark 2, Strike Strike 2, Strike Strike 2, Strik
Amage Intrusion Intrusion 77 Mark 14 Defendation* Image 1 78 Mark 2 Mood Dorm age Image 1 78 Mark 2 Mood Dorm age Image 1 78 Part 2 Mood Dorm age Image 1 78 Part 2 Part 2 Part 2 79 Part 2 Part 2 Part 2 70 Part 2 Part 2 Part 2 Part 2 70 Part 2 Part 2 Part 2 Part 2 71 Part 2 Par
op Rum 3, Ari, Lé, Name 3, Ari, Lé, Originion F Media operation of Media 60 Rom 3 a Rot nume: Chamage 61 Rom 2 a Note: Chamage nume: Chamage 62 Rom 4 a Vicialition of Media nume: Chamage 63 Rom 2 a PhoriProvious Reparing(**** nume: Chamage 64 Rom 5 a PhoriProvious Addition(s)*** nume: Chamage 65 Rom 5 a PhoriProvious Addition(s)*** nume: Chamage 66 Rom 5 a PhoriProvious Addition(s)*** nume: Chamage 67 Rom 5 a Signation Solveons tructural aloments nume: Chamage 68 Signation Solveons tructural aloments nume: Chamage nume: Chamage 70 Rom 5 a Signation Solveons tructural aloments nume: Chamage nume: Chamage 71 Rom 5 addition Solveons tructural aloments nume: Chamage nume: Chamage nume: Chamage 72 Rom 6 addition Solveons tructural aloments nume: Chamage nume: Chamage nume: Chamage 73 Rom 6 addition Solveons tructural aloments
Image: A constraint of the second s
arms arms Dixidition of Metals arms arms arms 69 Fem 2 a Roth arms arms arms 69 Fem 2 a Nood-Dorre attack arms arms arms 69 Fem 2 a Nood-Dorre attack arms arms arms 61 Fem 5 a 2 a Prior/Provious Rodition(s)*** arms arms arms 62 Fem 5 a Prior/Provious Rodition(s)*** arms
98 Pare 2 Rot InsectDamage Image: Charage 61 Pare 2 Wood-borer attack Image: Charage Image: Charage 62 Pare 12 Prior/Previous Regarit(s)*** Image: Charage Image: Charage 63 Pare 2 Prior/Previous Addrito(s)*** Image: Charage Image: Charage 64 Pare 5 Statistics Image: Charage Image: Charage 65 Pare 5 Statistics Image: Charage Image: Charage 66 Pare 5 Statistics Image: Charage Image: Charage Image: Charage 76 Pare 5 Statistics Statistics Image: Charage Image: Charage Image: Charage 77 Pare 5 Rest Corrosion - Crack(s) Image: Charage Image: Charage: Charage Image: Charage: Charage Image:
60 Pore 24 Insect-Danage Insect-Danage 61 Pore 1A 421 Pfor/Previous Repair(s)**** Insect-Danage 62 Pore 1A 421 Pfor/Previous Repair(s)*** Insect-Danage 63 Pore 1A 421 Pfor/Previous Repair(s)*** Insect-Danage 64 Pore 1A Pfor/Previous Advation(s)*** Insect-Danage 65 Pore 1A Pfor/Previous Advation(s)*** Insect-Danage 66 Pore 3A Sign of Differential Soltement Insect-Danage 67 Pore 3A Sign of noed for addition slub-soll Investigation** 68 Robar Corrosion - Staining Insect-Danage Insect-Danage 70 Rom 4, 40 Robar Corrosion - Staining Insect-Danage Insect-Danage 71 Rom 4, 40 Robar Corrosion - Staining Insect-Danage Insect-Danage 72 Pore 4, 40 Robar Corrosion - Staining Insect-Danage Insect-Danage 72 Pore 4, 40 Robar Corrosion - Staining Insect-Danage Insect-Danage 73 Pore 4, 40 Robar Cor
6/ Perm 2. Wood-borer intack Image: starting intermediate int
20 Perr Is 4.21 Pfor/Previous Repair(s)****
6 Prior/Previous Patching*** 65 Prior. Prior/Previous Adiration(s)*** 65 Prims & Wood in Contact with Soil 66 Prims & Separations Between structural elements 67 Prims & Separations Between structural elements 68 Prims & Structural foundation 69 Prims & Rebar Corrosion - Staining 70 Prims & Rebar Corrosion - Staining 71 Prims & Rebar Corrosion - Staining 72 Prims & Rebar Corrosion - Staining 73 Prims & Rebar Corrosion - Staining 74 Prims & Rebar Corrosion - Staining 74 Prims & Rebar Corrosion - Staining 75 Prim & Rebar Corrosion - Staining
em Prior/Previous Addition(s)**** Image: Constraint of the image
em Prior Previous Aleration(s)*** Image: state of the state of th
em Wood in Contact with Soil Image of Differential Settlement Image of Differential Settlement 68 Funs 6.4 Sign of need for additional sub-soil Image of need for additional sub-soil Image of need for additional sub-soil 70 Funs 6.4 Robar Corresion - Staining Image of need for additional sub-soil Image of need for additional sub-soil 71 Funs 6.4 Robar Corresion - Staining Image of need for additional sub-soil Image of need for additional sub-soil 72 Funs 6.4 Robar Corresion - Staining Image of need for additional sub-soil Image of need for additional sub-soil 73 Funs 6.4 Robar Corresion - Robar(s) Visible, no Image of need for additional sub-soil Image of need for additional sub-soil 74 Funs 6.4 Robar Corresion - Robar(s) Visible, flaking Image of need for additional sub-soil Image of need for additional sub-soil 75 Funs 6.4 Apparent Overloading* Image of need for additional sub-soil Image of need for additional sub-soil 76 Funs 6.4 Apparent Overloading* Image of need for additional sub-soil Image of need for additional sub-soil 76 Funs 2.4 Apparent Overl
Proc. 8.4.8.4.8 Signifo) of Differential Settlements
From S d Soparations between structural elements Image of the structural foundation 69 From S e Inadequate grading slope away from structural foundation Image of the structural foundation 70 From S e Inadequate grading slope away from structural foundation Image of the structural foundation 71 From S e Rebar Corrosion - Staining Image of the structural foundation 72 From S e Rebar Corrosion - Delamination(S) Image of the structural foundation 73 From S e e Rebar Corrosion - Rebar(S) Visible, no Image of the structural foundation 74 From S e e Rebar Corrosion - Rebar(S) Visible, flaking Image of the structural foundation 75 From S e flag Apparent Defection** Image of the structural foundation 76 From S e flag Apparent Defection** Image of the structural foundation 76 From S e flag Overstress* Image of the structural foundation 77 From S e flag Overstress* Image of the structural foundation 77 From S e flag Overstress* Image of the structural foundation 78 From S e f
60 Fam 5.0 Sign of need for additional sub-soil Inadequate grading slope away from 70 Fam 5.1 Structural foundation Inadequate grading slope away from 71 Fam 5.4 Robar Corrosion - Staining Inadequate grading slope away from 72 Fam 5.4.5 Robar Corrosion - Crack(s) Inadequate grading slope away from 73 Fam 5.4.5 Robar Corrosion - Crack(s) Inadequate grading slope away from 74 Fam 5.4.5 Robar Corrosion - Robar(s) Visible, no Inadequate grading slope away from 74 Fam 6.4.5 Robar Corrosion - Robar(s) Visible, no Inadequate grading slope away from 75 Fam 6.4.5 Robar Corrosion - Robar(s) Visible, flaking Inadequate grading slope away from 76 Fam 6.4.5.4 Robar Corrosion - Robar(s) Visible, flaking Inadequate grading slope away from 76 Fam 6.4.5.4 Apparent Overloading" Inadequate grading slope away from 77 fits Fam 8.5 Overstress" Inadequate grading slope away from 78 Fam 7.4.5.4.5.6 Apparent Overloading" Inadequate grading slope away from 79 Fam 7.4.5.6.6 Overstress" Inadequate grading slope away from slop
690 Form 8.9 Investigation** Image of the second secon
Prom & J Inadequate grading slope away from 11 Form & J, M Robar Corrosion - Staining 12 Form & J, M Robar Corrosion - Crack(s) 12 Form & J, M Robar Corrosion - Crack(s) 12 Form & J, M Robar Corrosion - Delamination(s) 12 Form & J, M Robar Corrosion - Delamination(s) 13 Form & J, M Robar Corrosion - Delamination(s) 14 Robar Corrosion - Robar(s) Visible, no 15 Form & J, M 16 Robar Corrosion - Robar(s) Visible, no 17 Form & J, M 18 Robar Corrosion - Robar(s) Visible, no 19 Form & J, M 10 Overstress* 11 Overstress* 12 Form & J, M 13 Sparent Overloading* 14 Apparent Deflection* 15 Form & A 16 Form & A 17 Form & A 18 Form & A 19 Form & A 10 Form & A 11 Grad & A 12 Form & A 13 Form & A 14 Form & A 15 Form & A 16 Form & A
Form & form & structural foundation structural foundation structural foundation Prom & f, bid Rebar Corrosion - Staining
11 Pom 64, 8.4 Rebar Corrosion - Orack(5) 12 Pom 64, 8.4 Rebar Corrosion - Orack(5) 13 Pom 64, 8.4 Rebar Corrosion - Orack(5) 14 Rebar Corrosion - Delamination(s)
Pom 1, 4 d Rebar Corrosion - Orack(s) Image: Corrosion - Spall(s) Pom 6, 1 d Rebar Corrosion - Spall(s) Image: Corrosion - Spall(s) Pom 6, 1 d Rebar Corrosion - Spall(s) Image: Corrosion - Spall(s) Pom 6, 1 d Rebar Corrosion - Rebar(s) Visible, no Image: Corrosion - Rebar(s) Visible, no Pom 6, 1 d Rebar Corrosion - Rebar(s) Visible, flaking Image: Corrosion - Rebar(s) Visible, flaking Pom 7, 1, 8, 8, 4 Apparent Overloading* Image: Corrosion - Rebar(s) Visible, flaking Pom 7, 1, 8, 8, 4 Apparent Overloading* Image: Corrosion - Rebar(s) Visible, flaking Pom 7, 1, 8, 8, 4 Apparent Overloading* Image: Corrosion - Rebar(s) Visible, flaking Pom 7, 2 Area Not Accessible* Image: Corrosion - Plaking Pom 8, b Corrosion - Plaking Image: Corrosion - Plaking Pom 8, b Corrosion - Plaking Image: Corrosion - Plaking Pom 8, b Corrosion - Plaking Image: Corrosion - Plaking Pom 1, A Efflorescence Image: Corrosion - Plaking Pom 1, Corrosion - Plaking Image: Corrosion - Plaking Pom 1, Corrosion - Plaking Image: Corrosion - Plaking Pom 1, Corrosion - Plaking Image: Corrosion - Plaking Pom 1, Corrosion - Plaking Image: Corrosion - Plaking Pom 1, Corrosion - Plaking
73 Prom 64,9.4 Rebar Corrosion - Spall(s) Image: Constraint of the space
Parm 6, 6, 6.4 Rebar Corrosion - Spall(s) Image: Corrosion - Rebar(s) Visible, no 75 Porm 6, 6.4 Rebar Corrosion - Rebar(s) Visible, no Image: Corrosion - Rebar(s) Visible, no 76 Porm 6, 6.4 Rebar Corrosion - Rebar(s) Visible, flaking Image: Corrosion - Rebar(s) Visible, no 77 Porm 7, 1, 1, 8, 6, 4. Apparent Overloading* Image: Corrosion - Rebar(s) Visible, no 78 Porm 7, 1, 1, 8, 6, 4. Apparent Overloading* Image: Corrosion - Rebar(s) Visible, no 78 Porm 7, 1, 8, 6, 4. Apparent Deflection* Image: Corrosion - Rebar(s) Visible, no 79 Porm 7, 1, 8, 6, 4. Apparent Deflection* Image: Corrosion - Rebar(s) Visible, no 79 Porm 7, 1, 8, 6, 4. Apparent Deflection* Image: Corrosion - Rebar(s) Visible, no 79 Porm 7, 1, 8, 6, 4. Apparent Deflection* Image: Corrosion - Rebar(s) Visible, no 79 Porm 7, 1, 8, 6, 4. Apparent Deflection* Image: Corrosion - Rebar(s) Visible, no 70 Porm 8, 6 Corrosion - Plaking Image: Corrosion - Rebar(s) Visible, no 70 Porm 8, 6 Corrosion - Flaking Image: Corrosion - Rebar(s) Visible, no 70 Porm 1, 6 Effloresconce Image: Corrosion - Rebar(s) Visible, no 710 Porm 1, 6 Image: Corrosion - Robits Image: C
75 Fom \$4,8.4 Rebar Corrosion - Rebar(\$) Visible, no flaking
73 Fam 64,8.4 flaking flaking 76 Fam 64,8.4 Rebar Corrosion - Rebar(s) Visible, flaking Image: Corrosion - Rebar(s) Visible, flaking 77 Fam 7.8.11, 8.8.4 Apparent Overloading* Image: Corrosion - Rebar(s) Visible, flaking 78 Fam 7.8.11, 8.8.4 Apparent Overloading* Image: Corrosion - Rebar(s) Visible, flaking 78 Fam 7.8.11, 8.8.4 Apparent Deflection* Image: Corrosion - Rebar(s) Visible, flaking 79 Fam 7.8.11, 8.8.4 Apparent Deflection* Image: Corrosion - Rebar(s) Visible, flaking 80 Fam 8.4 Corrosion - Delamination Image: Corrosion - Rebar(s) Visible, flaking 81 Fam 8.4 Corrosion - Delamination Image: Corrosion - Rebar(s) Visible, flaking 82 Fam 8.4 Corrosion - Flaking Image: Corrosion - Rebar(s) Visible, flaking 83 Fam 8.4 Efforescence Image: Corrosion - Rebar(s) Visible, flaking 84 Fam 7.2 Distress** Image: Corrosion - Rebar(s) Visible, flaking 85 Fam 1.2 Distress** Image: Corrosion - Rebar(s) Visible, flaking 86 Fam 1.2 Distress** Image: Corosion - Rebar(s) Visible, flaking <t< td=""></t<>
Image: Control of Contro of Control of Control of Control of Control of Control of
Robar Corrosion - Rebar(s) Visible, fraking Image: Corrosion - Rebar(s) Visible, fraking 77 Fin Apparent Overloading* Image: Corrosion - Rebar(s) Visible, fraking 78 Fin Apparent Overloading* Image: Corrosion - Rebar(s) Visible, fraking 78 Fin Apparent Deflection* Image: Corrosion - Relating 79 Fin Bot Rebar(s) Visible, fraking Image: Corrosion - Relating 70 Fin Bot Corrosion - Delamination Image: Corrosion - Relating 70 Form 8.b Corrosion - Delamination Image: Corrosion - Relating 710 Fine 700 fing Breach Image: Corrosion - Relating Image: Corrosion - Relating 711 Corrosion - Telaking Image: Corrosion - Relating Image: Corrosion - Relating 711 Fine 700 fing Breach Image: Corrosion - Relating Image: Corrosion - Relating 72 Form 1:0 Image: Corrosion - Relating Image: Corrosion - Relating Image: Corrosion - Relating 73 Form 1:0 Image: Corrosion - Relating Image: Corrosion - Relating Image: Corrosion - Relating 74 Form 1:0 Image: Corrosion - Relating Image: Corrosion - Relating Image: Corrosion
Rebar Corrosion - Kebar(s) Visible, Taking Rebar Corrosion - Kebar(s) Visible, Taking 11/1 Apparent Overloading* Image: Corrosion - Belanination Image: Corrosion - Belanination 78 Fam 72.6.7.6.8.6.4 Apparent Deflection* Image: Corrosion - Belanination Image: Corrosion - Belanination 80 Fam 8.b Corrosion - Delamination Image: Corrosion - Belanination Image: Corrosion - Belanination 81 Fam 8.b Corrosion - Delamination Image: Corrosion - Belanination Image: Corrosion - Belanination 82 Fam 8.b Corrosion - Delamination Image: Corrosion - Belanination Image: Corrosion - Belanination 84 Fam 8.b Corrosion - Delamination Image: Corrosion - Belanination Image: Corrosion - Belanination 84 Fam 8.b Corrosion - Belanination Image: Corrosion - Belanination Image: Corrosion - Belanination 84 Fam 8.b Corrosion - Belanination Image: Corrosion - Belanination Image: Corrosion - Belanination 85 Fam 8.c Corrosion - Belanination Image: Corrosion - Belanination Image: Corrosion - Belanination 86 Fam 1.6 Corrosion - Belaninati
11/1 Apparent Deflection* Image: Control of Control o
70 from 7.a.ft, 86.8.6.7. 71 from 7.a.ft, 86.9.6.7. 70 from 7.a.ft, 86.9.6.7. 70 from 7.a.ft, 86.9.6.7. 70 from 8.b. 70 from 8.b. 71 Area Not Accessible** 80 Form 8.b. 81 Form 8.b. 82 Form 8.b. 83 Form 8.b. 84 Form 8.b. 85 Form 8.d. 86 Form 8.d. 87 Form 8.d. 88 Form 9.d. 89 Form 1.4. 80 Form 1.2. 80 Form 1.2. 81 Form 1.2. 82 Form 1.2. 83 Form 1.2. 84 Sign 0f Material Deterioration** 85 Form 12.c. 86 Form 12.c. 87 Form 12.c. 89 Form 12.c. 80 Form 12.c. 81 Form 12.c. 82 Form 12.c. 83 Grack(s) within structural item </td
70 form 7.4.17.8.8.9.f. Form 7.c Apparent Deflection** 80 Form 7.c Area Not Accessible** Image: Control of Contro
1^{9} Ith Apparent Deflection* 1^{10} Area Not Accessible** Image: Constant of the second
81 Point & Delimination Image: Constant of the second
82 Form 8.b Corrosion - Delamination 83 Form 8.b Corrosion - Flaking
83 Form 8.b Corrosion - Flaking Image: Constraint of the second of
84 Fireproofing Breach 85 Form 9.1 Efflorescence 86 Form 1.1. Accumulation of Moisture 87 Form 11.4 Ill-fitted Joints 88 Form 12.c Distress* 99 Form 12.c Splitting* 91 Form 12.c Lossening of anchors and/or supports* 92 Form 12.c Lossening of anchors and/or supports.* 93 Form 12.c Apparent Defect* 93 Rust
#5 Form 9.1 Efflorescence Image: Comparison of Moisture 86 Form 11.4 Accumulation of Moisture Image: Comparison of Moisture 87 Form 11.4 Ill-fitted Joints Image: Comparison of Moisture 87 Form 11.2 Distress* Image: Comparison of Moisture 89 Form 12.c Splitting* Image: Comparison of Moisture 90 Form 12.c Splitting* Image: Comparison of Moisture 91 Form 12.c Movement of Supports, beams, lintels, comparison of Moisture Image: Comparison of Moisture 91 Form 12.c Apparent Defect* Image: Comparison of Material Deterioration* Image: Comparison of Material Deterioration* 92 Form 12.c Sign Of Material Deterioration* Image: Comparison of C
86 Form 11.e Accumulation of Moisture Image: Constraint of Constrating Constrated Constraint of Constraint of Constraint o
87 Form 11.d III-fitted Joints III-fitted Joints 88 Form 12.c Distress** III-fitted Joints 89 Form 12.c Splitting** III-fitted Joints 89 Form 12.c Splitting** III-fitted Joints 90 Form 12.c Loosening of anchors and/or supports* III-fitted Joints 91 Form 12.c Loosening of anchors and/or supports, beams, lintels, corbels, etc.** III-fitted Joints 92 Form 12.c Apparent Defect** III-fitted Joints III-fitted Joints 92 Form 12.c Apparent Defect** III-fitted Joints III-fitted Joints 93 Rust III-fitted Joints III-fitted Joints III-fitted Joints 94 Sign Of Material Deterioration** III-fitted Joints III-fitted Joints 95 Crack(s) extending through multiple materials/items III-fitted Joints III-fitted Joints 96 Crack(s) within non-structural item III-fitted Joints III-fitted Joints 97 Crack(s) within structural item III-fitted Joints III-fitted Joints 98 Work Performed in Past without Permit Record III-fitted Jo
88 Form 12.c Distress* 99 Form 12.c Splitting*
89 Form 12.c Splitting*` 90 Form 12.c Loosening of anchors and/or supports*` Image: Splitting*` 91 Form 12.c Loosening of anchors and/or supports*` Image: Splitting*` 91 Form 12.c Loosening of anchors and/or supports, beams, lintels, corbels, etc.*` Image: Splitting*` 92 Form 12.c Apparent Defect*` Image: Splitting *` Image: Splitting *` 93 Rust Image: Splitting *` Image: Splitting *` Image: Splitting *` 94 Sign Of Material Deterioration*` Image: Splitting *` Image: Splitting *` 94 Sign Of Material Deterioration*` Image: Splitting *` Image: Splitting *` 95 Crack(s) extending through multiple materials/items Image: Splitting *` Image: Splitting *` 96 Crack(s) within non-structural item Image: Splitting *` Image: Splitting *` Image: Splitting *` 97 Crack(s) within structural item Image: Splitting *` Image: Splitting *` Image: Splitting *` 98 Work Performed in Past without Permit Record Image: Splitting *` Image: Splitting *` Image: Splitting *` 100 Disconnection*`
90 Form 12.c Loosening of anchors and/or supports* 91 Form 12.c Movement of supports, beams, lintels, corbels, etc.* 92 Form 12.c Apparent Defect* 93 Rust
91 Form 12.c Movement of supports, beams, lintels, corbels, etc.** 92 Form 12.c Apparent Defect** 93 Rust Image: Support
91 Form 12.c Movement of supports, beams, lintels, corbels, etc.* 92 Form 12.c Apparent Defect*` 93 Rust Image: Sign Of Material Deterioration*` 94 Sign Of Material Deterioration*` Image: Sign Of Material Deterioration*` 95 Crack(s) extending through multiple materials/items Image: Sign Of Material Deterioration*` 96 Crack(s) within non-structural item Image: Sign Of Crack(s) within structural item 97 Crack(s) within structural item Image: Sign Of Crack(s) within structural item 98 Work Performed in Past without Permit Record Image: Sign Of Condition Ises than Industry 99 Paint Patch**** Image: Sign Of Condition Ises than Industry 101 Observed Condition Ises than Industry Image: Sign Of Condition(s) Observed 102 Form 4.b & 5.6.1 *Attach Photograph(s) of Condition(s) Observed 103 Form 4.b & 5.6.1 ***Requires a Phase 2 Inspection, Attach Photograph(s) of Condition(s) Observed 104 Form 1.n ****Provide date the item/area was patched, repaired, painted, etc. Confirm patch/repair/paint was performed with permit where
92 Form 12.c Apparent Defect*'
93 Rust 94 Sign Of Material Deterioration** 95 Crack(s) extending through multiple materials/items 96 Crack(s) within non-structural item 97 Crack(s) within structural item 98 Work Performed in Past without Permit Record 99 Paint Patch**** 100 Disconnection** 101 Observed Condition less than Industry Standard 102 Form 4.b *Attach Photograph(s) of Condition(s) Observed ****Requires a Phase 2 Inspection, Attach Photograph(s) of Condition(s) Observed 103 Form 4.b ****Requires a Phase 2 Inspection, Attach Photograph(s) of Condition(s) Observed ****Requires Notification to Building Owner and Building Official, Attach Photograph(s) of Condition(s) Observed ****Provide date the item/area was patched, repaired, painted, etc. Confirm patch/repair/paint was performed with permit wher
93 Rust 94 Sign Of Material Deterioration** 95 Crack(s) extending through multiple materials/items 96 Crack(s) within non-structural item 97 Crack(s) within structural item 98 Work Performed in Past without Permit Record 99 Paint Patch**** 100 Disconnection** 101 Observed Condition less than Industry Standard 102 Form 4.b *Form 4.b ***Requires a Phase 2 Inspection, Attach Photograph(s) of Condition(s) Observed 103 Form 4.b ***Requires a Phase 2 Inspection, Attach Photograph(s) of Condition(s) Observed ****Provide date the item/area was patched, repaired, painted, etc. Confirm patch/repair/paint was performed with permit wher
95 Crack(s) extending through multiple materials/items 96 Crack(s) within non-structural item 97 Crack(s) within structural item 97 Crack(s) within structural item 98 Work Performed in Past without Permit Record 99 Paint Patch**** 100 Disconnection*' 101 Observed Condition less than Industry Standard 102 Form 4.b 103 Form 4.b 104 Form 4.b 105 Form 1.n
95 materials/items materials/items 96 Crack(s) within non-structural item materials/items 97 Crack(s) within structural item materials/items 97 Crack(s) within structural item materials/items 98 Work Performed in Past without Permit Record materials/items 99 Paint Patch**** materials/items 100 Disconnection*` materials/items 101 Cobserved Condition less than Industry Standard materials/items 102 Form 4.b *Attach Photograph(s) of Condition(s) Observed 103 Form 4.b *Attach Photograph(s) of Condition(s) Observed 104 Form 4.b **Requires a Phase 2 Inspection, Attach Photograph(s) of Condition(s) Observed 105 Form 1.n ****Provide date the item/area was patched, repaired, painted, etc. Confirm patch/repair/paint was performed with permit where
95 materials/items 1 96 Crack(s) within non-structural item 1 97 Crack(s) within structural item 1 98 Work Performed in Past without Permit Record 1 99 Paint Patch**** 1 100 Disconnection*` 1 101 Standard 1 102 Form 4.b *Attach Photograph(s) of Condition(s) Observed 103 Form 4.b *Attach Photograph(s) of Condition(s) Observed 104 Form 1.b ***Requires a Phase 2 Inspection, Attach Photograph(s) of Condition(s) Observed 105 Form 1.n ****Provide date the item/area was patched, repaired, painted, etc. Confirm patch/repair/paint was performed with permit where
97 Crack(s) within structural item Image: Crack(s) within structural item 98 Work Performed in Past without Permit Record Image: Crack(s) within structural item 98 Paint Patch**** Image: Crack(s) within structural item 99 Paint Patch**** Image: Crack(s) within structural item 100 Disconnection** Image: Crack(s) within structural item 101 Standard Image: Crack(s) within structural item 102 Form 4.b *Attach Photograph(s) of Condition(s) Observed 103 Form 4.b ***Requires a Phase 2 Inspection, Attach Photograph(s) of Condition(s) Observed 104 Form 4.b ***Requires a Phase 2 Inspection, Attach Photograph(s) of Condition(s) Observed 105 Form 1.n ****Provide date the item/area was patched, repaired, painted, etc. Confirm patch/repair/paint was performed with permit where
97 Crack(s) within structural item Image: Crack(s) within structural item 98 Work Performed in Past without Permit Record Image: Crack(s) within structural item 99 Paint Patch**** Image: Crack(s) within structural item 100 Disconnection** Image: Crack(s) within structural item 101 Observed Condition less than Industry Standard Image: Crack(s) within structural item 102 Form 4.b *Attach Photograph(s) of Condition(s) Observed 103 Form 4.b ***Requires a Phase 2 Inspection, Attach Photograph(s) of Condition(s) Observed 104 Form 1.n ***Requires a Was patched, repaired, painted, etc. Confirm patch/repair/paint was performed with permit wher 105 Form 1.n ****Provide date the item/area was patched, repaired, painted, etc. Confirm patch/repair/paint was performed with permit wher
98 Work Performed in Past without Permit Record 99 Paint Patch**** 100 Disconnection** 101 Observed Condition less than Industry Standard 102 Form 4.b 103 Form 4.b 104 **Requires a Phase 2 Inspection, Attach Photograph(s) of Condition(s) Observed 105 Form 1.n 105 Form 1.n
Record Record Record 99 Paint Patch*** Image: Constraint of the state of th
99 Paint Patch**** 100 Disconnection*` 101 Disconnection*` 101 Observed Condition less than Industry Standard 102 Form 4.b 103 Form 4.b & 5.0.1 **Requires a Phase 2 Inspection, Attach Photograph(s) of Condition(s) Observed 104 Form 4.b 105 Form 1.n
100 Disconnection*` 101 Observed Condition less than Industry Standard 102 Form 4.b 103 Form 4.b & 5.0.1 **Requires a Phase 2 Inspection, Attach Photograph(s) of Condition(s) Observed 104 Form 4.b 105 Form 1.n
Interface Observed Condition less than Industry Standard Interface
101 Standard 102 Form 4.b *Attach Photograph(s) of Condition(s) Observed 103 Form 4.b & 5.s.1 *Requires a Phase 2 Inspection, Attach Photograph(s) of Condition(s) Observed 104 Form 1.n ****Requires Notification to Building Owner and Building Official, Attach Photograph(s) of Condition(s) Observed 105 Form 1.n ****Provide date the item/area was patched, repaired, painted, etc. Confirm patch/repair/paint was performed with permit when
102 Form 4.b *Attach Photograph(s) of Condition(s) Observed 103 Form 4.b & 5.6.1 **Requires a Phase 2 Inspection, Attach Photograph(s) of Condition(s) Observed 104 Form 4.b ***Requires Notification to Building Owner and Building Official, Attach Photograph(s) of Condition(s) Observed 105 Form 1.n ****Provide date the item/area was patched, repaired, painted, etc. Confirm patch/repair/paint was performed with permit when
103 Form 4.b & 5.6.1 **Requires a Phase 2 Inspection, Attach Photograph(s) of Condition(s) Observed 104 Form 4.b **Requires Notification to Building Owner and Building Official, Attach Photograph(s) of Condition(s) Observed 105 Form 1.n
104 Form 4.b ***Requires Notification to Building Owner and Building Official, Attach Photograph(s) of Condition(s) Observed 105 Form 1.n ****Provide date the item/area was patched, repaired, painted, etc. Confirm patch/repair/paint was performed with permit when
105 Form 1.n ****Provide date the item/area was patched, repaired, painted, etc. Confirm patch/repair/paint was performed with permit when
Defined as when result Data (Phase 2) of a Structural Evaluation is necessary to determine if there exists a significant fil
106 Definition Condition.
⁶⁷ Form 6.h, 6.i, 9.b.2 * Photograph and Describe location(s) of Observed Condition (ie: beam, column, etc) as well as the location of the condition a
Form 6.6, 54, 54, 54, 54, 54, 54, 54, 54, 54, 54
708 Form 6.K.2, 9.e.2 *** Describe color, texture, aggregate, general guality of structural material(s)

Table 1807.1: Observed Item Condition(s) during Phase 1 (Continued)

*`` Describe color, texture, aggregate, general quality of structural material(s)

109		
110		Summary of Phase 1 Findings (Check all that apply)
111	553.899(2b), (8d)	Potential Dangerous Condition Observed; Structural Evaluation is required.
112	553.899(2b), (8d)	Dangerous Condition Observed; Notify Building Official; Structural Evaluation is required.
113	553.899(2b), (7a), (8d)	□ No Substantial Structural Deterioration Observed; Phase 2 Inspection is not required.
114	553.899(2b), (7a), (8d)	Sign of Substantial Structural Deterioration Observed; Phase 2 Inspection is required.
115	553.899(2a)	☐ Sign of need for maintenance
116	553.899(2a) Form 3.e	☐ Sign of need for repair
117	553.899(2a)	☐ Sign of need for replacement
118	553.899(7a), (7b)	Inaccessible Condition of Item; Phase 2 inspection is required for this item in order to complete Milestone Inspection of Inaccessible Conditions

For EB	IWG Clarity:						
Column A: Reference Line	Column B: Originating Location						
1	Form 4.a	Table 1807.1: Observed Item Condi	tion(s) during Pl	ase 1			
2	Form 4.a	Attach this table to the Phase 1 Form I "distress" observed during Phase 1 Ii		Sections A thro	ough C for each ite	em featuring "dete	erioration" o
3		y	-				
4		Phase 1 Table Identification Number:		ex: Table 1807.1.1 = F	First Table completed with	nin Phase 1 Form Report	
5	Form 2.b, 7.a, 7.b, 11.a, 11.b, 12.a	Item Observed Name/Type:		ex: Beam, Column, W	/all, Brace, Deck, Diaphra	agm, Column, Balcony, e	tc
6		Item Observed Label		ex: Beam 1, Column A	A. Wall 8. etc.		
7	Form 3.b	Date Inspected			,,		
8	Form 3.b	Inspector Name & Credential(s)					
9	Form 9.f, 11.a	Is the Item a Girder, Transfer Slab, Beam, or Element transmitting from multiple beam/column/wall ends?	Circle One: Yes or N	٩o	_		
10	Form 12.b	List the type of attachment of the item to adjacent structural members/elements			_		
11	Milestone Inspection 553.899(2a)	Type of Item Assessed:	Circle One: Load-bearir	g element, Primary st	tructural member, Primar	y structural system, Nor	Structural
12	Reporting 553.899(8) Form 7.a Milestone Inspection	Material(s) of Item Assessed:					
13	553.899(2a)	Type of System:	Circle One: Lateral Sys	em, Gravity System,	Cladding, Building Envelo	ppe (non-structural claddi	ng), Non-Structur
14	Form 2.g	Use (Live) and Dead Load estimated magnitude (psf) of the Loading Area tributary to the Item:					
15	Building Condition 553.899(2b), (7a)	Year the Item was last Painted/Maintained					
16	Building Condition 553.899(2b), (7a)	Year the Item was last Repaired/Replaced					
17	Milestone Inspection 553.899(2a)	Plan View Location of Item Observed	Attach & Describe:				
18	Milestone Inspection 553.899(2a)	Elevation View Location of Item Observed	Attach & Describe:				
19	Milestone Inspection 553.899(2a)	Further Identifying Location (Isometric Sketch, Marked-up Aerial, etc)	_				
20	Form 4.c	Photo(s), Drawing(s), or Sketch(es) of Item Assessed	Attach				
21	Form 5.a	Describe buiding foundation supporting Item Assessed					
22							
23		A: Verification of Structural Item					
24	553.899	Circle the observed condition. A condition of shown herein.	"Yes", "Not Access	ible", or "Need M	lore Investigation" re	equires Box B as	
25	FBCEB Dangerous Definition	Does the item support gravity or lateral load during permanent, routine, frequent, or environmental loads when considering actual loads already in effect and/or imminent loads?	No*	Yes	Not Accessible	Need More Investigation	
26					1		

28	553.899	B: Minimum Checks for Signs of or Actual Si Circle the observed condition. A condition of	"Yes", "Not Acces	sible", or "Need Mo	•	valuation"
20	000,000	requires a Phase 2 Milestone Inspection to v	erify if Substantia	l Structural Deterio	pration is present.	
29	Dangerous 553.899(8d)	Does the observed condition meet the definition of Dangerous?	No	Yes, End Phase 1 & Report Condition to Building Official		
30	Structural Integrity 553.899(1), (2b), (12)	Does the observed condition appear to interrupt or disconnect the load path to, from, or within the load-bearing element, lateral system, or vertical system?	No	Yes	Not Accessible	Need More Investigation
31	Structural Integrity 553.899(1), (2b), (12)	Does the observed condition interrupt the load path of the cladding system to the structural load-bearing elements, primary structural system, or primary structural members?	No	Yes	Not Accessible	Need More Investigation
32	Structural Integrity 553.899(1), (2b), (12)	Does the observed condition indicate a reduction of the strength or elongation of unbraced length of the affected structural component(s)?	No	Yes	Not Accessible	Need More Investigation
33	Intended Use 553.899(7b)	Was there an apparent change or increase of load above the observed condition?	No	Yes	Not Accessible	Need More Investigation
34	Building Condition 553.899(2b), (7a)	Was there an apparent change or loss of the support system and/or foundation within the total load path of the observed condition?	No	Yes	Not Accessible	Need More Investigation
35	Building Condition 553.899(2b), (7a)	Does the "deterioration" or "distress" continue through multiple structural members or materials?	No	Yes	Not Accessible	Need More Investigation
36	Form 3.f	Has the property record been researched for any current code violations or unsafe structure cases?	No	Yes	Not Accessible	Need More Investigation
37	Structural Integrity 553.899(1), (2b), (12)	Indicate if performed, and attach a signed and sealed copy of, any structural load, strength, or demand calculations performed during the Milestone Inspection relative to this item.	No Calculations were performed during Phase 1.	Calculations are attached to this Table.		
38	Dangerous 553.899(8d)	If the item with the observed condition "fails" prior to the installation of shoring, would the resulting condition meet the definition of Dangerous? (Potential Dangerous Condition)	No	Yes	Not Accessible	Need More Investigation o Structural Evaluation

		Table 1807.1: Observed Item Condit	ion(s) during r	nase i (continu	u)				
41									
42		C: Characteristic of Observed Condition(s)							
43		Provide a check mark for each condition obse	erved during Phase	e 1 Assessment of th	is Item.				
44			Substantial Stru	ctural Deterioration	Dano	erous			
			oubstantial off a	blarar Deterroration	n Dangerous Potential				
45	553. 899	Condition Observed	Not SSDet*	Sign of SSDet**	Dangerous***** Condition**	Actual Dangero Condition***			
46	Form 2.a	Misalignment (General)							
47	Form 2.a, 12.c	Bulging							
48	Form 2.a, 12.c	Settlement							
49	Form 2.a	Deflection							
50	Form 2.a	Expansion							
51	Form 2.a	Contraction							
52	Form 2.c, 2.e, 5.d, 6.h, 6.i, 8.d, 9.b, 12.c	Crack(s)*`							
	Form 2.c, 2.e, 6.h,								
	6. <i>i</i> , 8.d	Spall(s) *`							
54	Form 2.c	Peeling/Delamination(s)							
55	Form 2.c, 12.c	Sign(s) of Moisture Exposure/Water Intrusion							
56	Form 2.c	Stain(s)							
57	Form 2.e, 7.a.11, 8.e,								
	9.f, 11.h, 14.a	Deterioration*`							
	Form 2.e	Oxidation of Metals							
	Form 2.e	Rot							
	Form 2.e	Insect-Damage							
	Form 2.e	Wood-borer attack							
	Form 1.n & 2.f Form 2.f	Prior/Previous Repair(s)****							
		Prior/Previous Patching****							
	Form 1.n	Prior/Previous Addition(s)****							
	Form 1.n	Prior/Previous Aleration(s)****							
	Form 5.b	Wood in Contact with Soil							
67	Form 5.c & 5.d	Sign(s) of Differential Settlement							
68	Form 5.d	Separations between structural elements							
69	Form 5.e	Sign of need for additional sub-soil investigation**							
70	Form 5.f	Inadequate grading slope away from structural foundation							
71	Form 6.j, 9.d	Rebar Corrosion - Staining							
72	Form 6.j, 9.d	Rebar Corrosion - Crack(s)							
73	Form 6.j, 9.d	Rebar Corrosion - Delamination(s)							
74	Form 6.j, 9.d	Rebar Corrosion - Spall(s)							
75	Form 6.j, 9.d	Rebar Corrosion - Rebar(s) Visible, no flaking							
76	Form 6.j, 9.d	Rebar Corrosion - Rebar(s) Visible, flaking							
	Form 7.a.11, 8.e, 9.f, 11.h	Apparent Overloading*`							
	Form 7.a.11, 8.e, 9.f,	, pparona e ronoadanig							
78	11.h	Overstress*`							
	Form 7.a.11, 8.e, 9.f,	Apparent Deflection*							
	11.h Form 7.c	Apparent Deflection*` Area Not Accessible**							
	Form 7.c	Area Not Accessible** Paint Condition							
	Form 8.b								
	Form 8.b	Corrosion - Delamination							
		Corrosion - Flaking							
	Form 8.d	Fireproofing Breach							
	Form 9.f	Efflorescence							
	Form 11.e	Accumulation of Moisture							
	Form 11.d	III-fitted Joints							
	Form 12.c	Distress*`							
	Form 12.c	Splitting*`							
	Form 12.c	Loosening of anchors and/or supports*` Movement of supports, beams, lintels,							
91	Form 12.c	corbels, etc.*`							
92	Form 12.c	Apparent Defect*`							
93		Rust							
94		Sign Of Material Deterioration*`							
		Crack(s) extending through multiple							
95		materials/items							
96		Crack(s) within non-structural item							
97		Crack(s) within structural item							
		Work Performed in Past without Permit							
98		Record							

99		Paint Patch****					Ι				
100		Disconnection*`									
101		Observed Condition less than Industry Standard									
102	Form 4.b	*Attach Photograph(s) of Condition(s) Observ	tach Photograph(s) of Condition(s) Observed								
103	Form 4.b & 5.e.1	**Requires a Phase 2 Inspection, Attach Phot	ograph(s) of Condit	ion(s) Observed							
104	Form 4.b	***Requires Notification to Building Owner and	*Requires Notification to Building Owner and Building Official, Attach Photograph(s) of Condition(s) Observed								
105	Form 1.n	****Provide date the item/area was patched, r	epaired, painted, et	c. Confirm patch/re	pair/paint was perfo	ormed with permit wh	nen applicable.				
106	FBCEB Dangerous Definition	*****Defined as when Testing Data (Phase 2) Dangerous Condition.	**Defined as when Testing Data (Phase 2) or a Structural Evaluation is necessary to determine if there exists a significant risk of a ngerous Condition.								
107	Form 6.h, 6.i, 9.b.2	Photograph and Describe location(s) of Observed Condition (ie: beam, column, etc) as well as the location of the condition along the it nd, mid-span, corner, etc)									
108	Form 6.k.2, 9.e.2	*`` Describe color, texture, aggregate, general	quality of structura	al material(s)							

109			
110		Summary of Phase 1 Findings	(Check all that apply)
111	553.899(2b), (8d)		Potential Dangerous Condition Observed; Structural Evaluation is required.
112	553.899(2b), (8d)		Dangerous Condition Observed; Notify Building Official; Structural Evaluation is required.
113	553.899(2b), (7a), (8d)		No Substantial Structural Deterioration Observed; Phase 2 Inspection is not required.
114	553.899(2b), (7a), (8d)		Sign of Substantial Structural Deterioration Observed; Phase 2 Inspection is required.
115	553. 899(2a)		Sign of need for maintenance
116	553.899(2a) Form 3.e		Sign of need for repair
117	553. 899(2a)		Sign of need for replacement
118	553.899(7a), (7b)		Inaccessible Condition of Item; Phase 2 inspection is required for this item in order to complete Milestone Inspection of Inaccessible Conditions

	For EBIWG Clarity:	-	
	Originating Location		
1		Table 1807.2: Observed Item Condition	n(s) during Phase 2
2		Attach this table to the Phase 2 Form Rep	ort, Complete Sections A through C for each item featuring "deterioration" or
-		"distress" observed during Phase 2 Inspe	ction
3			
4		Related Phase 1 1807.1 Table Number:	ex: Table 1807.1.1 = Replicated from Phase 1 Table
5		Phase 2 Table Identification Number:	ex: Table 1807.2.1 = The Phase 2 Form Report Table that corresponds to Table 1807.1
6	Form 2.b, 7.a, 7.b, 11.a, 11.b, 12.a	Item Observed Name/Type:	ex: Beam, Column, Wall, Brace, Deck, Diaphragm, Balcony, Railing, Cladding, etc
7		Item Observed Label	ex: Beam 1, Column A, Wall 8, etc.
8	Form 3.b	Date Inspected	
9	Form 3.b	Inspector Name & Credential(s)	
10	Form 9.f, 11.a	Is the Item a Girder, Transfer Slab, Beam, or Element transmitting from multiple	
11	Form 12.b	List the type of attachment of the item to adjacent structural members/elements	
12	Milestone Inspection 553.899(2a)	Type of Item Assessed:	Circle One: Load-bearing element, Primary structural member, Primary structural system, Non-Structural
13	Reporting 553.899(8) Form 7.a	Material(s) of Item Assessed:	
14	Milestone Inspection 553.899(2a) Form 8.a. 9.a. 11.a	Type of System:	Circle One: Lateral System, Gravity System, Cladding, Building Envelope (non-structural cladding), Non-Structur
15	Form 2.g	Use (Live) and Dead Load estimated magnitude (psf) of the Loading Area tributary to the Item:	
16	Building Condition 553.899(2b), (7a)	Year the Item was last Painted/Maintained	
	Building Condition 553.899(2b), (7a)	Year the Item was last Repaired/Replaced	
18	Milestone Inspection 553.899(2a)	Plan View Location of Item Observed	Attach & Describe:
19	Milestone Inspection 553.899(2a)	Elevation View Location of Item Observed	Attach & Describe:
20	Milestone Inspection 553.899(2a)	Further Identifying Location (Isometric Sketch, Marked-up Aerial, etc)	
21	Form 4.c	Photo(s), Drawing(s), or Sketch(es) of Item Assessed	J Attach
22	Form 5.a	Describe buiding foundation supporting Item Assessed	
23	Phase 2 553.899(7b); P1 Form 3.d & 4.d, 8.d	Type(s) & Location(s) of Non-Destructive Testing (NDT) Performed, if any:	
24	Phase 2 553.899(7b); P1 Form 3.d & 4.d, 8.d, 9.e		
25	Phase 2 553.899(7b); P1 Form 3.d & 4.d, 8.d	Type(s) & Location(s) of Load Testing (LT) Performed, if any:	
26	Phase 2 553.899(7b); P1 Form 3.d & 4.d	Type(s) & Extent of Computational Analysis Performed, if any:	
27			
28			

29		A: Verification of Structural Item				
30	553.899	Circle the observed condition. A condition of "Yes herein.	s", "Not Accessible	", or "Need More Inve	estigation" require	s Box B as show
31	FBCEB Dangerous Definition	Does the item support gravity or lateral load during permanent, routine, frequent, or environmental loads when considering actual loads already in effect and/or imminent loads?	No*	Yes	Not Accessible	Need More Investigation
32						
33		B: Minimum Checks for Signs of or Actual Subs	tantial Structural D	eterioration		
34		Circle the observed condition. A condition of "Yes Evaluation to determine the type and extent of F		", or "Need More Inve	estigation" require	s a Structural
35	Dangerous 553.899(8d)	Does the observed condition meet the definition of Dangerous?	No	Yes, End Phase 2 & Report Condition to Building Official		
36	Structural Integrity 553.899(1), (2b), (12)	Does the observed condition appear to interrupt or disconnect the load path to, from, or within the load-bearing element, lateral system, or vertical system?	No	Yes	Not Accessible	Need More Investigation
37	Structural Integrity 553.899(1), (2b), (12)	Does the observed condition interrupt the load path of the cladding system to the structural load- bearing elements, primary structural system, or primary structural members?	No	Yes	Not Accessible	Need More Investigation
38	Structural Integrity 553.899(1), (2b), (12)	Does the observed condition indicate a reduction of the strength or elongation of unbraced length of the affected structural component(s)?	No	Yes	Not Accessible	Need More Investigation
39	Intended Use 553.899(7b)	Was there an apparent change or increase of load above the observed condition?	No	Yes	Not Accessible	Need More Investigation
40	Building Condition 553.899(2b), (7a)	Was there an apparent change or loss of the support system and/or foundation within the total load path of the observed condition?	No	Yes	Not Accessible	Need More Investigation
41	Building Condition 553.899(2b), (7a)	Does the "deterioration" or "distress" continue through multiple structural members or materials?	No	Yes	Not Accessible	Need More Investigation
42	Form 3.f	Has the property record been researched for any current code violations or unsafe structure cases?	No	Yes	Not Accessible	Need More Investigation
43	Structural Integrity 553.899(1), (2b), (12)	Indicate if performed, and attach a signed and sealed copy of, any structural load, strength, or demand calculations performed during the Milestone Inspection relative to this item.	No Calculations were performed during Phase 2.	Calculations are attached to this Table.		
44	Dangerous 553.899(8d)	If the item with the observed condition "fails" prior to the installation of shoring, would the resulting condition meet the definition of Dangerous? (Potential Dangerous Condition)	No	Yes	Not Accessible	Need More Investigation of Structural Evaluation

al C. Characteristic of Observed Condition(s) Provide a check mark for each condition observed Annual Phase 2 Assessment of this lism. Deserves Statistical Condition observed Annual Phase 2 Assessment of this lism. Deserves Statistical Condition Observed Not SDD Deserves Statistical Condition Observed Not SDD Statistical Condition Deserves Contraction Contraction Contraction Contraction Contraction Contraction Statistical Condition Contraction Contraction Contraction Contraction Contract Contraction Statistical Contraction Contraction Contraction Contraction Contract Contraction Statistical Contraction Contraction Contraction Contraction Contract Contraction Statistical Contraction Contraction Contraction Contraction Contraction	47 48						
q Positie a check mak for ach condition discreted during Phane 2 Assessment of this flam. q State Substantial Structural Deterioration Description Description Assessment of this flam. q Non-a Massignment (General) Non-a Sign of SSDer' Description Assessment of this flam. q Non-a Massignment (General) Non-a Description Description Description Description q Non-a Description Quarter of this flam. Quarter of this flam. Quarter of this flam. q Non-a Description Quarter of this flam. Quarter of this flam. Quarter of this flam. q Non-a Sign of SSDer' Description Quarter of this flam. Quarter of this flam. q Non-a Sign of SSDer' Sign of SSDer' Quarter of this flam. Quarter of this flam. q Non-a Sign of SSDer' Sign of SSDer' Quarter of this flam. Quarter of this flam. q Non-a Sign of SSDer' Sign of SSDer' Sign of SSDer' Quarter of this flam. <			C: Characteristic of Observed Condition(s)				
9 Substantial Structural Deterioration Designerse provide 9 State Condition Observed Not SSDet* Sign of SSDet* Condition*** 9 Ama A Using increases Not SSDet* Sign of SSDet*** Condition*** 9 Ama A Sign of SSDet*** Description*** Condition*** 9 Ama A Sign of SSDet*** Defection*** Condition*** 9 Ama A Sign of SSDet*** Sign of SSDet*** Condition*** 9 Ama A Sign of SSDet*** Sign of SSDet**** Sign of SSDet**** Sign of SSDet**** Sign of SSDet**** Sign of SSDet***********************************			1				
No.00 Condition Observed Not 85Det Description Actual Description Actual Description Actual Description 0 Prot. 2 Statistican Condition Prot. 2 Statistican Condition Prot. 2 Condition	49		Provide a check mark for each condition observed	during Phase 2 Asse	essment of this Item.		
Image: Condition Observed Not 3SDef Sign of SDE Dispersion************************************	50			Substantial Strue	ctural Deterioration	Dan	gerous
Image Mode Source Not Source Sign of SSUE* Condition*** Condition*** Image Mode Source Biging of Source Image Image Image Image Mode Source Source Image							_
Move A a Mail agriculture (General) Description Move A at a Laboration (General) Contraction Contraction Move A at a Laboration (General) Contraction (General) Contraction Move A at a Laboration (General) Contraction (General) Contraction (General) Move A at a Laboration (General) Contraction (General) Contraction (General) Move A at a Laboration (General) Contraction (General) Contraction (General) Move A at a Laboration (Genear) Contract	51	553.899				-	-
moment moment moment moment moment Entimement moment moment mome				Not SSDet*	Sign of SSDet**	Condition**	Condition***
M No. 2 Area Settimized Image	52						
60 Provid Deficition Image: Contraction Image: Contraction 7 Provid Expansion Image: Contraction Image: Contraction 7 Provid Contraction Image: Contraction Image: Contraction 8 Provid Contraction Image: Contraction Image: Contraction 8 Provid Sign(s) of Modulur Exploration (Image: Contraction) Image: Contraction Image: Contraction 8 Provid Notact Contraction Image: Contraction (Image: Contraction) Image: Contraction (Image: Contraction) 8 Provid Provid Provid Provid Image: Contraction (Image: Contraction) 8 Provid Provid Provid Provid Provid Image: Contraction (Image: Provid (Image	53						
9 Processor Separation Image 7 Processor Contraction Image 9 Add S & KK K K K K K K K K K K K K K K K K	54						
9/ Proc.2 Contraction Image of the set of the s							
9 Max 2, 2 h & 4 k & 4 k & 4 k & 4 k & 4 k & 5 k &							
Multiple Spanning '' Multiple Performation of the second							
mome // Pering Delamination(s) mome // Pering Delamination(s) mome // Pering Delamination(s) Max 24 Sign(s) of Molture Exposure/Water Intrusion mome // Pering Delamination(s) mome // Pering Delamination(s) Max 24 District Control mome // Pering Delamination(s) mome // Pering Delamination(s) Max 24 District Control mome // Pering Delamination(s) mome // Pering Delamination(s) Max 24 Prior/Previous Realing **** mome // Pering Delamination(s) mome // Pering Delamination(s) Max 24 Prior/Previous Realing **** mome // Pering Delamination(s) mome // Pering Delamination(s) Max 24 Prior/Previous Realing **** mome // Pering Delamination(s) mome // Pering Delamination(s) Max 24 Sign of need for additional sub-doil mome // Pering Delamination(s) mome // Pering Delamination(s) Max 24 Rebar Corresion - Stalling Delamination(s) mome // Pering Delamination(s) mome // Pering Delamination(s) Max 24 Rebar Corresion - Stalling Delamination(s) mome // Pering Delamination(s) mome // Pering Delamination(s) Max 24 Rebar Corresion - Stalling Delamination(s) mome // Pering Delamination(s) mome // Pering Delamination(s)		9.b, 12.c					
fm Am 2.6 18.2 Sign(c) of Moisture Exposure/Water Intrusion Image: Comparison of C							
Sign(a) of Moisture Exposure/Water Infrusion Sign(a) of Moisture Exposure/Water Infrusion Model Active A (14 a) (12) Infraction Model Active A (14 a) (12) Infraction Model Construction Infraction Model Model Infraction Model Sign(a) of Differential Settlement Infraction Model Sign(a) of Differential Settlement Infraction Model Sign(a) of Differential Settlement Infraction Model Rebar Corresion - Staining Infraction Model Rebar Corresion - Cark(a) Infraction	60	Form 2.c	Peeling/Delamination(s)				
Image 2: Statistics Statistics Image 2: Statistics Image 2: Statistics Image 2: Note 3: Image 2: Image 2: Image 2: Rot Image 2: Note 3:: Image 2: Image 2	61	Form 2.c, 12.c	Sign(s) of Mojeturo Exposuro/Water Intrusion				
Image 2: set /: 8, 84 f /Ab Image 2: set /: 8, 84 f /Ab Image 2: set /: 8, 84 f /Ab Amage 2: set /: 8, 84 f /Ab Coldition of Media Image 2: set /: 84 f /Ab Image 2: set /: 84 f /Ab Amage 2: set /: 84 f /Ab Mood-Sorrer attack Image 2: set /: 84 f /Ab Image 2: set /: 84 f /Ab Amage 2: set /: 84 f /Ab Mood-Sorrer attack Image 2: set /: 84 f /Ab Image 2: set /: 84 f /Ab Amage 2: set /: 84 f /Ab Mood Acting 1: set /: 84 f /Ab Image 2: set /: 84 f /Ab Image 2: set /: 84 f /Ab Amage 2: set /: 84 f /Ab Sign 0: followers 1: set /: 84 f /Ab Sign 0: followers 1: set /: 84 f /Ab Image 2: set /: 84 f /Ab Amage 2: set /: 84 f /Ab Rebar Corrosion - 5 set /: 84 f /Ab Image 2: set /: 84 f /Ab Image 2: set /: 84 f /Ab Image 2: set /: 84 f /Ab Amage 2: set /: 84 f /Ab Rebar Corrosion - 5 set /: 84 f /Ab Image 2: set /: 84 f /Ab	62	Form 2 c					
Md Original and Peter Section of Peter Section							
Promita Rot Rot Promita InsectDamage InsectDamage Promita ProtorProvides Repair(p)*** InsectDamage Promita ProtorProvides Repair(p)*** InsectDamage Promita ProtorProvides Repair(p)*** InsectDamage Promita ProtorProvides Repair(p)*** InsectDamage Promita Signof Orifferential Settlement InsectDamage Promita Repair Correstion - Staining InsectDamage Promita & Repair Correstion - Staining InsectDamage InsectDamage Promita & Repair Correstion - Staining InsectDamage </td <td></td> <td>14.a</td> <td></td> <td></td> <td></td> <td></td> <td></td>		14.a					
Promoto Insect-Damage Insect-Damage Promoto Wood-Aborra Stack Insect-Damage Insect-Damage Prior/Previous Patching*** Insect-Damage Insect-Damage Prior/Previous Patching**** Insect-Damage Insect-Damage Prior/Previous Patching**** Insect-Damage Insect-Damage Prior/Previous Patching**** Insect-Damage Insect-Damage Prior/Previous Patching************************************	64						
Prime Za Wood-Door attack Image: Construction of the state of the							
# PriorProvious Repair(s)**** Image: second						1	
9 Prior/Provious Paticing*** Image: Control of Contact with Soli Contact with Sol	67						
pm:r.s PriorPrevious Addition(s)*** Pent A PriorPrevious Addition(s)*** Pent A Sign(s) Offferential Stelment Pent A Sign(s) of Differential Stelment Pent A Sign(s) of Dead for additional sub-col Pent A Rest A Pent A Rest Correston - Staling Pent A Rest Correston - Staling Pent A Rest Correston - Correston - Staling Pent A Rest Correston - Correston - Staling Pent A Rest Correston - Rest(s) Visible, no flaking Pent A Rest Correston - Rest(s) Visible, flaking Pent A Att A A A A A A A A Correstor - Rest(s) Visible, flaking Pent A Correston - Rest(s)							
Proof/Previous Aleration(s)*** Image: set all set of a contact with Soil 2 Rom 26 & d Sign(s) of Differential Settlement Image: set all settlements 2 Rom 26 & d Sign(s) of Differential Settlements Image: settlements Image: settlements 3 Rom 34 Stagnations between structural elements Image: settlements Image: settlements 7 Rom 34 Condition Stagnations between structural elements Image: settlements 7 Rom 54 & Rober Corrosion - Stall(s) Image: settlements Image: settlements Image: settlements 7 Rom 54 & Rober Corrosion - Rober(s) Visible, no flaking Image: settlements Image: settlements Image: settlements 8 Rom 74 & 64 & Rober Corrosion - Rober(s) Visible, no flaking Image: settlements Image: s	70						
Part A Wood in Contact with Soli Image A Sign of Differential Settlements Part A Sign of need for additional sub-soli Image A Image A Part A Sign of need for additional sub-soli Image A Part A Rest J Image A Image A Part A Rest Gorosion - Staining Image A Part A Rest Corrosion - Staining Image A Pare A Corrosion	71						
Promit & & & Sign(s) of Differential Settlement Image: Sign of need for additional sub-poil Prom X & Karal Sign of need for additional sub-poil Image: Sign of need for additional sub-poil Prom X & Karal Rubard Correstion - Straining Image: Sign of need for additional sub-poil Prom X & Karal Rubard Correstion - Straining Image: Sign of need for additional sub-poil Prom X & Karal Rubard Correstion - Straining Image: Sign of need for additional sub-poil Prom X & Karal Rubard Correstion - Straining Image: Sign of need for additional sub-poil Prom X & Karal Rubard Correstion - Straining Image: Sign of need for additional sub-poil Prom X & Karal Rubard Correstion - Straining Image: Sign of need for additional sub-poil Prom X & Karal Rubard Correstion - Straining Image: Sign of need for additional sub-poil Prom X & Karal Rubard Correstion - Straining Image: Sign of need for additional sub-poil Prom X & Karal Rubard Correstion - Straining Image: Sign of need for additional sub-poil Prom X & Karal Rubard Correstion - Straining Image: Sign of need for additional sub-poil Prom X & Karal Rubard Correstion - Straining Image: Sign of need for additional sub-poil	72					1	
Prod Separations between structural elements Image structural elements 73 Rom 3.4 Sign of need for additional sub-solit investigation** Image structural elements Image structural elements 74 Rom 3.4 Robar Corrosion - Staining Image structural elements Image structural elements 74 Rom 4, 4.4 Robar Corrosion - Staining Image structural elements Image structural elements 74 Rom 4, 4.4 Robar Corrosion - Staining Image structural elements Image structural elements 76 Rom 4, 4.4 Robar Corrosion - Staining Image structural elements Image structural elements 78 Rom 4, 4.4 Robar Corrosion - Robard(s) Visible, naking Image structural elements Image structural elements 78 Rom 7, 4.4 Robar Corrosion - Robard(s) Visible, naking Image structural elements Image structural elements 78 Rom 7, 4.4 Robar Corrosion - Robard(s) Visible, naking Image structural elements Image structural elements 79 Rom 1,4.4 Area Not Accessible* Image structural elements Image structural elements 70 Rom 1,4.4 <	73					1	
Form Se Sign of need for additional sub-soil 72 Rem 54 Inadequate grading slope away from structural formation in the structural formatin the structural formation in the structural formation in the st	74						
Investigation** Investigation** P From %1 Rebar Corresion - Staining	75						
Form # J foundation foundation 7 Rom # J, al Rebar Corrosion - Staining	/5	Form 5.e					
Point 6, 5 d Rebar Corrosion - Staining 7 Form 6, 5 d Rebar Corrosion - Crack(6) 7 Point 6, 4 d Rebar Corrosion - Crack(6) 8 Point 6, 4 d Rebar Corrosion - Spail(3) 8 Point 6, 4 d Rebar Corrosion - Rebar(s) Visible, no flaking 8 Point 6, 4 d Rebar Corrosion - Rebar(s) Visible, no flaking 8 Point 6, 4 d Rebar Corrosion - Rebar(s) Visible, no flaking 8 Point 6, 4 d Rebar Corrosion - Rebar(s) Visible, no flaking 8 Point 211, 6 a, 6 f f f f Rebar Corrosion - Rebar(s) Visible, no flaking 9 Point 211, 6 a, 6 f f f Point 211, 6 a, 6 f f f 9 Point 211, 6 a, 6 f f f Point 211, 6 a, 6 f f 9 Point 211, 6 a, 6 f f Point 211, 6 a, 6 f f 9 Point 211, 6 a, 6 f f Point 211, 6 a, 6 f f 9 Point 211, 6 a, 6 f f Point 201, 6 a, 6	76	Form 5 f	Inadequate grading slope away from structural				
Promis & al Robar Corrosion - Crack(s) Image: Crack of the constraint of the cons	/0	Form 5.r					
70 Prim 4 & d Robar Corrosion - Delamination(s)	77	Form 6.j, 9.d					
80 Form 6.5.8.d Rebar Corrosion - Spall(s) Image: Constant - Spall(s) 81 Rebar Corrosion - Rebar(s) Visible, no flaking Image: Constant - State - Stat	78	Form 6.j, 9.d					
1 Pam # & 3 d Rebar Corrosion - Rebar(s) Visible, no flaking	79	Form 6.j, 9.d					
Part of Jul Rebar Corrosion - Rebar(s) Visible, flaking B Parm 7.417, 86.9, 41.10 Apparent Deflection** B Parm 7.417, 86.9, 41.10 Parm 7.417, 86.9, 41.10 B Parm 7.417, 86.9, 41.10 Parm 7.417, 86.9, 41.10 B Parm 7.40 Parm 1.0 Parm 7.40 B Parm 7.40 Parm 1.0 Parm 1.0 B Parm 8.10 Parm 1.0 Parm 1.0 B Parm 1.0 Efflorescence Parm 1.0 B Parm 1.2 Distress* Parm 1.0 B Parm 1.2 Lossening of anchors and/or supports* Parm 1.0 B Parm 1.2 Lossening of anchors and/or supports* Parm 1.0 B Parm 1.2 Lossening of anchors and/or supports* Parm 1.0 B Parm 1.2 Lossening of a	80	Form 6.j, 9.d	Rebar Corrosion - Spall(s)				
Part of Jul Rebar Corrosion - Rebar(s) Visible, flaking B Parm 7.417, 84.9, 41.10 Apparent Deflection** B Parm 7.40 Part Not Accessible** B Parm 7.40 Part Not Accessible** B Parm 8.0 Corrosion - Plaking B Parm 8.1 Efflorescence B Parm 1.2 Distress** B Parm 1.2 Distress** B Parm 1.2 Lossening of anchors and/or supports** B <td< td=""><td>81</td><td>Form 6.j, 9.d</td><td></td><td></td><td></td><td></td><td></td></td<>	81	Form 6.j, 9.d					
Bit Contrast & 8.2 tha Apparent Overloading* Bit Rem 7.4 t. 8.8 tha Apparent Deflection* Bit Rem 7.4 t. 8.8 tha Apparent Deflection* Bit Rem 7.4 t. 8.8 tha Apparent Deflection* Bit Rem 7.4 t. 8.9 tha Apparent Deflection* Bit Area Not Accessible* Imparent Apparent Deflection* Bit Corrosion - Deflection* Imparent Apparent Deflection* Bit Rem 8.4 Fireproofing Breach Imparent Apparent Deflection* Bit Rem 7.4 Imparent Apparent Deflection* Imparent Apparent Deflection* Bit Rem 7.2 Distress* Imparent Apparent Deflection* Bit Rem 7.2 Loosening of anchors and/or supports* Imparent Apparent Deflection* Bit Rem 7.2 Edit Imparent Apparent Deflection* Imparent Apparent Deflection* Bit <td< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td></td<>							
41 Wom 7.4.1.8.8.4.1.A Overstress* 51 Wom 7.4.1.8.8.4.1.A Area Not Accessible** 52 Form 7.4 Area Not Accessible** 53 Paint Condition Image: Consolon - Flaking 54 Form 8.8 Corrosion - Delamination 55 Form 8.8 Corrosion - Flaking 66 Form 8.4 Corrosion - Flaking 76 Form 8.4 Efflorescence 77 Form 8.4 Efflorescence 78 Rom 1.4 Ill-fitted Joints 79 Form 7.2 Distress** 70 Form 7.2 Distress** 71.6 Accumulation of Moisture Image: Consoling the Consoling							
85 Form 7.4 f. 8.6.4 ft.b. Apparent Deflection** 86 Form 7.c Area Not Accessible** 87 Form 7.c Area Not Accessible** 88 Form 7.c Corrosion - Delamination 89 Form 8.a Corrosion - Taking 80 Form 8.a Corrosion - Taking 81 Form 8.d Fifoprocing Breach 82 Form 7.c Efforescence 83 Form 7.c Distress* 84 Fifoprocing of anchors and/or supports* Image: Correct C							
88 Form 2c Area Not Accessible** 97 Form 8.b Paint Condition 97 Form 8.b Corrosion - Delamination 98 Form 8.b Corrosion - Flaking 99 Form 8.b Corrosion - Flaking 90 Form 8.b Corrosion - Flaking 91 Form 8.b Corrosion - Flaking 92 Form 7.b Accumulation of Moisture 93 Form 7.c Distress** 94 Form 7.c Distress** 95 Form 7.c Distress** 96 Form 7.c Loosening of anchors and/or supports* 97 Form 7.c Movement of supports, beams, lintels, corbels, etc.* 98 Form 7.c Apparent Defect** 99 Form 7.c Apparent Defect** 90 Crack(s) within structural item Impact Crack(s) within structural item 90 Crack(s) within structural item Impact Crack(s) within structural item 90 Crack(s) within structural item Impact Crack(s) within structural item 90 Crack(s) within structural item Impact Crack(s) within structural item							
87 Form 8.5 Paint Condition 88 Form 8.5 Corrosion - Flaking 90 Form 8.5 Corrosion - Flaking 91 Form 8.4 Firsproofing Breach 92 Form 1.4 Efforesconce 93 Form 1.4 Ill-fitted Joints 94 Form 12.2 Distross** 95 Form 12.2 Splitting** 96 Form 12.2 Splitting** 97 Form 12.2 Lossening of anchors and/or supports** 98 Form 12.2 Splitting** 99 Rust Efforesconce 90 Rust Corack(s) standing through multiple materials/fitems 90 Crack(s) within non-structural item Crack(s) within structural item 90 Crack(s) within non-structural item Crack(s) within and structural item 91 Work Performed in Past without Permit Record Work Performed in Past without Permit Record 91 **Atach Photograph(s) of Condition(s) Observed. Attach Testing Report(s) or Computation(s) Observed as applicable. 91 **Atach Photograph(s) of Condition(s) Observed. Attach Photograph(s) of Condition(s) Observed. Attach Testing Report(s) or Computation(s) of Condition(s) O							
88 Form 4.5 Corrosion - Flaking 89 Form 8.4 Corrosion - Flaking 80 Form 8.4 Efforescence 81 Form 8.4 Efforescence 82 Form 1.4 Efforescence 83 Form 1.4 Ill-fitted Joints 84 Form 1.2 Distress** 85 Form 1.2 Splitting** 86 Form 1.2 Splitting** 87 Form 1.2 Loosening of anchors and/or supports** 88 Form 1.2 Splitting** 89 Form 1.2 Loosening of anchors and/or supports** 80 Form 1.2 Loosening of anchors and/or supports 81 Form 1.2 Loosening of anchors and/or supports 82 Form 1.2 Loosening of anchors and/or supports 83 Form 1.2 Loosening of anchors and/or supports 84 Form 1.2 Loosening of anchors and/or supports 85 Form 1.2 Loosening of anchors and/or supports 86 Form 1.2 Loosening of anchors and/or supports 87 Form 1.2 Cacack(s) within non-structural tesk </td <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>							
89 Form 4.5 Corrosion - Flaking 90 Form 4.4 Fireproofing Breach 91 Form 8.1 Effloresconce 92 Form 1.4 Ill-fitted Joints 93 Form 1.2 Distress** 94 Form 1.2 Splitting** 95 Form 1.2 Splitting** 96 Form 1.2 Splitting** 97 Form 1.2 Movement of supports, beams, lintels, corbels, etc.** 98 Form 1.2 Apparent Defect** 99 Rust Sign Of Material Deterioration** 90 Sign Of Material Deterioration** Imaterial/sitems 90 Crack(s) extending through multiple Imaterial/sitems 90 Crack(s) within structural item Crack(s) within structural item 910 Moke Performed in Past without Permit Record Imaterial/sitems 92 Form 4.b *Attach Photograph(s) of Condition(s) Observed. Attach Testing Report(s) of Condition(s) Observed as applicable. 910 Paint Patch**** Imaterial/sitems 911 Form 4.b *Attach Photograph(s) of Condition(s) Observed. Attach Testing Report(s) of Condition(s) Observed as applicable.							
90 Form &d Fireproofing Breach							
91 Form \$1 Efficrescence 92 Form 11.4 Accumulation of Moisture 92 Form 11.4 Ill-fitted Joints 94 Form 12.2 Distress* 95 Form 12.2 Splitting* 96 Form 12.2 Splitting* 97 Form 12.2 Loosening of anchors and/or supports* 98 Form 12.2 Apparent Defect* 99 Rust Efficience 100 Sign of Material Deterioration* 101 Crack(s) extending through multiple 102 Crack(s) within non-structural item 103 Crack(s) within structural item 104 Work Performed in Past without Permit Record 106 Paint Patch**** 107 Observed Condition less than Industry 108 Form 4.b 109 *Attach Photograph(s) of Condition(s) Observed. Attach Testing Report(s) or Computation(s) of Secreed as applicable. 109 Paint Patch**** 109 Standard 109 *Attach Photograph(s) of Condition(s) Observed as applicable. 109 Paint Patch**** 109 Di	90						
92 Form 11.e Accumulation of Moisture 93 Form 12.c Ill-fitted Joints 94 Form 12.c Distress** 95 Form 12.c Splitting** 96 Form 12.c Splitting* 97 Form 12.c Loosening of anchors and/or supports* 98 Form 12.c Loosening of anchors and/or supports* 99 Form 12.c Movement of supports, beams, lintels, corbels, etc.*' 99 Form 12.c Apparent Defect** 90 Rust	91						
93 Form 1.1.d III-fitted Joints 94 Form 12c Distress** 95 Form 12c Splitting** 96 Form 12c Loosening of anchors and/or supports* 97 Form 12c Loosening of anchors and/or supports* 98 Form 12c Movement of supports, beams, lintels, corbels, etc.* 99 Rust	92					1	
98 Porm 12.c Splitting** 96 Porm 12.c Loosening of anchors and/or supports* 97 Porm 12.c Movement of supports, beams, lintels, corbels, etc.* 98 Porm 12.c Apparent Defect* 99 Rust	93	Form 11.d				İ	
96 Porm 12.c Loosening of anchors and/or supports* 97 Form 12.c Movement of supports, beams, lintels, corbels, etc.* 98 Form 12.c Apparent Defect** 99 Rust Image: Stress of the strest of the stress and stress of the stress of	94	Form 12.c	Distress*`				
97 Form 12c Movement of supports, beams, lintels, corbels, etc.** 98 Form 12c Apparent Defect** 99 Rust Rust 90 Sign Of Material Deterioration** Image: Sign Of Material Deterioration* 101 Crack(s) extending through multiple materials/items Image: Sign Of Material Deterioration* 102 Crack(s) within non-structural item Image: Sign Of Material Deterioration* 103 Crack(s) within structural item Image: Sign Of Material Deterioration* 104 Work Performed in Past without Permit Record Image: Sign Of Material Deterioration* 105 Paint Patch**** Image: Sign Of Material Deterioration is sthan Industry 106 Point 4.b *Attach Photograph(s) of Condition(s) Observed. Attach Testing Report(s) or Computation(s) Observed as applicable. 108 Form 4.b *Attach Photograph(s) of Condition (s) Observed. Attach Testing Report(s) or Condition(s) Observed as applicable. 109 Form 4.b ***Requires a Structural Evaluation, Attach Photograph(s) of Condition(s) Observed. Attach Testing Report(s) or Computation(s) of Condition(s) Observed as applicable. 110 Form 4.b ***Requires Notification to Building Official, Attach Photograph(s) of Condition(s) Observed as applicable. 111 Form 5.h,	95	Form 12.c	Splitting*`				
97 Form 12.c etc.* 98 Form 12.c Apparent Defect* 90 Rust Image: Sign Of Material Deterioration* 100 Sign Of Material Deterioration* Image: Sign Of Material Deterioration* 101 Crack(s) extending through multiple materials/items Image: Sign Of Material Sitems 102 Crack(s) extending through multiple materials/items Image: Sign Of Material Sitems 102 Crack(s) within non-structural item Image: Sign Of Material Sitems 103 Crack(s) within structural item Image: Sign Of Material Sitems 104 Work Performed in Past without Permit Record Image: Sign Of Material Sitems 105 Paint Patch**** Image: Sign Of Material Sitems 106 Disconnection* Image: Sign Of Material Evaluation, Attach Testing Report(s) or Computation(s) Observed as applicable. 108 Form 4.b ***Requires a Structural Evaluation, Attach Photograph(s) of Condition(s) Observed. Attach Testing Report(s) or Computation(s) of Condition(s) Observed. Attach Photograph(s) of Condition(s) Observed. Attach Testing Report(s) or Computation(s) of Condition(s) Observed. Attach Photograph(s) of Condition(s) Observed. Attach Testing Report Sign Computation(s) of Condition(s)	96	Form 12.c	Loosening of anchors and/or supports*`				
error 12.c Apparent Defect*' image: constraint of the iteral intervence of the iteral	07	Form 12 c					
99 Rust 100 Sign Of Material Deterioration** 101 Crack(s) extending through multiple materials/items 102 Crack(s) within non-structural item 103 Crack(s) within structural item 104 Work Performed in Past without Permit Record 105 Paint Patch**** 106 Disconnection** 107 Observed Condition less than Industry Standard 108 Form 4.b *Form 4.b **Requires a Structural Evaluation, Attach Photograph(s) of Condition(s) Observed. Attach Testing Report(s) or Computation(s) or Computation(s) of Condition(s) of Condition(s) Observed. Attach Testing Report(s) or Computation(s) of Condition(s) of Condition(s) of Condition(s) Observed. Attach Testing Report(s) or Computation(s) of Condition(s) of Condition(s) of Condition(s) Observed. Attach Testing Report(s) or Computation(s) of Condition(s) of Condition(s) Observed. Attach Testing Report(s) or Computation(s) of Condition(s) Observed. Attach Testing Report(s) or Computation(s) of Condition(s) Observed. Attach Testing Report 110 Form 4.b ***Requires Notification to Building Owner and Building Official, Attach Photograph(s) of Condition(s) Observed. Attach Testing Report 111 Form 6.k. 6.i. 9.b.2 ****Defined as when a Structural Evaluation is necessary to determine if there exists a significant risk of a Dangerous Condition. 1114 Form 6.k. 2. 8.e.2 **Photograph and	91	1 0/111 12.C					
100 Sign Of Material Deterioration** 101 Crack(s) extending through multiple materials/items 102 Crack(s) within non-structural item 103 Crack(s) within structural item 104 Work Performed in Past without Permit Record 105 Paint Patch**** 106 Disconnection** 107 Observed Condition less than Industry Standard 108 Form 4.b 109 Form 4.b 109 Form 4.b 109 Form 4.b 101 Form 4.b 102 Condition (s) Observed. Attach Testing Report(s) or Computation(s) of Condition(s) Observed as applicable. 108 Form 4.b 109 Form 4.b 101 Form 4.b 102 Condition(s) Observed. Attach Photograph(s) of Condition(s) Observed. Attach Testing Report(s) or Computation(s) or Computation(s) of Condition(s) of Condition(s) Observed. Attach Photograph(s) of Condition(s) Observed. Attach Testing Report(s) or Computation(s) of Condition(s) of Condition(s) Observed. Attach Testing Report 109 Form 4.b ***Requires Notification to Building Owner and Building Official, Attach Photograph(s) of Condition(s) Observed. Attach Testing Report 111 Form 6.h, 6.i, 6.b.2 ****Provide	98	Form 12.c					
101 Crack(s) extending through multiple materials/items	99						
101 materials/items materials/items 102 Crack(s) within non-structural item materials/items 103 Crack(s) within structural item materials/items 104 Work Performed in Past without Permit Record materials/items 105 Paint Patch**** materials/items 106 Disconnection** materials/items 107 Observed Condition less than Industry Standard standard 108 Form 4.b *Attach Photograph(s) of Condition(s) Observed. Attach Testing Report(s) or Computation(s) of Condition(s) Observed as applicable. 109 Form 4.b *Attach Photograph(s) of Condition(s) Observed as applicable. 110 Form 4.b Computation(s) of Condition(s) Observed as applicable. 111 Form 4.b ***Requires Notification to Building Owner and Building Official, Attach Photograph(s) of Condition(s) Observed. Attach Testing Report 111 Form 6.h. 6.i, 9.b.2 112 FBCEB Dangerous Definition ****Provide date the item/area was patched, repaired, painted, etc. Confirm patch/repair/paint was performed with permit when applicable. 1111 Form 6.h. 6.i, 9.b.2 ***Photograph and Describe location(s) of Observed Condition (ie: beam, column, etc) as well as the location of the condition along th span, corner, etc) <td>100</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>	100						
Imaterials/Items Imaterials/Items 012 Crack(s) within non-structural item 013 Crack(s) within structural item 014 Work Performed in Past without Permit Record 015 Paint Patch**** 016 Disconnection* 016 Disconnection* 017 Observed Condition less than Industry 018 Form 4.b *Attach Photograph(s) of Condition(s) Observed. Attach Testing Report(s) or Computation(s) of Condition(s) Observed as applicable. ***Requires a Structural Evaluation, Attach Photograph(s) of Condition(s) Observed. Attach Testing Report(s) or Computation(s) of Condition(s) of Condition(s) Observed as applicable. ***Requires a Structural Evaluation, Attach Photograph(s) of Condition(s) Observed. Attach Testing Report(s) or Computation(s) of Condition(s) Observed as applicable. ***Requires Notification to Building Official, Attach Photograph(s) of Condition(s) Observed. Attach Testing Report(s) or Computation(s) of Condition(s) Observed as applicable. ****Provide date the item/area was patched, repaired, painted, etc. Confirm patch/repair/paint was performed with permit when applic *****Defined as when a Structural Evaluation is necessary to determine if there exists a significant risk of a Dangerous Condition. ****************	101						
103 Crack(s) within structural item 104 Work Performed in Past without Permit Record 105 Paint Patch**** 106 Disconnection* 107 Observed Condition less than Industry Standard 108 Form 4.b 109 Form 4.b 109 Form 4.b 109 Form 4.b 110 **Requires a Structural Evaluation, Attach Photograph(s) of Condition(s) Observed. Attach Testing Report(s) or Computation(s) of Computation(s) or Computation(s) of Condition(s) of Condition(s) Observed. Attach Testing Report(s) or Computation(s) of Condition(s) of Condition(s) of Condition(s) Observed. Attach Testing Report(s) or Computation(s) of Condition(s) of Condition(s) Observed. Attach Testing Report(s) or Computation(s) of Condition(s) Observed. Attach Testing Report(s) or Computation(s) of Condition(s) Observed as applicable. 111 Form 4.b ****Requires Notification to Building Official, Attach Photograph(s) of Condition(s) Observed. Attach Testing Report 111 Form 4.b *****Provide date the item/area was patched, repaired, painted, etc. Confirm patch/repair/paint was performed with permit when applic 1113 Form 6.h, 6.i, 9.b.2 ****Defined as when a Structural Evaluation is necessary to determine if there exists a significant risk of a Dangerous Condition. 1114 Form 6.k.2, 9.e.2 **Photograph and Describe location(s) of Observed Condition (ie: beam, co							
104 Work Performed in Past without Permit Record 105 Paint Patch**** 106 Disconnection** 107 Observed Condition less than Industry Standard 108 Form 4.b *Attach Photograph(s) of Condition(s) Observed. Attach Testing Report(s) or Computation(s) of Condition(s) Observed as applicable. 109 Form 4.b **Requires a Structural Evaluation, Attach Photograph(s) of Condition(s) Observed. Attach Testing Report(s) or Computation(s) or Computation(s) or Computation(s) of Condition(s) Observed. Attach Testing Report(s) or Computation(s) of Condition(s) of Condition(s) Observed. Attach Testing Report 110 Form 4.b 111 Form 1.n 112 FBCEB Dangerous Definition 113 Form 6.h, 6.i, 9.b.2 114 Form 6.k, 2, 9.e.2							
Work Performed in Past Without Permit Record 105 Paint Patch*** 106 Disconnection*` 107 Observed Condition less than Industry 107 Standard 108 Form 4.b **Requires a Structural Evaluation, Attach Photograph(s) of Condition(s) Observed. Attach Testing Report(s) or Computation(s) of Sobserved as applicable. 109 Form 4.b **Requires a Structural Evaluation, Attach Photograph(s) of Condition(s) Observed. Attach Testing Report(s) or Computation(s) of Condition(s) of Condition(s) of Condition(s) Observed. Attach Testing Report(s) or Computation(s) of Condition(s) Observed as applicable. 110 Form 4.b 111 Form 1.n 112 FBCEB Dangerous Definition 113 Form 6.h, 6.i, 9.b.2 114 Form 6.k, 2, 9.e.2 ***Photograph and Describe location(s) of Observed Condition (ie: beam, column, etc) as well as the location of the condition along th span, corner, etc)	103						
Paint Patch**** Disconnection** 106 Disconnection** Disconnection* 107 Observed Condition less than Industry Standard Standard 108 Form 4.b *Attach Photograph(s) of Condition(s) Observed. Attach Testing Report(s) or Computation(s) of Condition(s) Observed as applicable. 109 Form 4.b **Requires a Structural Evaluation, Attach Photograph(s) of Condition(s) Observed. Attach Testing Report(s) or Computation(s) or Computation(s) of Conditional Structural Evaluation, Attach Photograph(s) of Condition(s) Observed. Attach Testing Report(s) or Computation(s) of Condition(s) Observed as applicable. 111 Form 1.n Computation(s) of Condition(s) Observed as applicable. 112 FBCEB Dangerous Definition *****Provide date the item/area was patched, repaired, painted, etc. Confirm patch/repair/paint was performed with permit when applic 113 Form 6.h, 6.i, 9.b.2 ******Defined as when a Structural Evaluation is necessary to determine if there exists a significant risk of a Dangerous Condition. 114 Form 6.k.2, 9.e.2 **Photograph and Describe location(s) of Observed Condition (ie: beam, column, etc) as well as the location of the condition along the span, corner, etc)	104		Work Performed in Past without Permit Record				
Disconnection** Disconnection* 005 Observed Condition less than Industry Standard Observed Condition less than Industry Standard 108 Form 4.b *Attach Photograph(s) of Condition(s) Observed. Attach Testing Report(s) or Computation(s) of Condition(s) Observed as applicable. 109 Form 4.b *Attach Photograph(s) of Condition(s) Observed. Attach Testing Report(s) or Computation(s) of Condition(s) Observed. Attach Testing Report(s) or Computation(s) of Condition(s) Observed. Attach Testing Report 110 Form 4.b ***Requires Notification to Building Official, Attach Photograph(s) of Condition(s) Observed. Attach Testing Report 111 Form 1.n Computation(s) of Condition(s) Observed as applicable. 112 FBCEB Dangerous Definition ****Provide date the item/area was patched, repaired, painted, etc. Confirm patch/repair/paint was performed with permit when applic 113 Form 6.h, 6.i, 9.b.2 ******Defined as when a Structural Evaluation is necessary to determine if there exists a significant risk of a Dangerous Condition. 114 Form 6.k.2, 9.e.2 **Photograph and Describe location(s) of Observed Condition (ie: beam, column, etc) as well as the location of the condition along the span, corner, etc)	105						
Observed Condition less than Industry Standard Standard 108 Form 4.b *Attach Photograph(s) of Condition(s) Observed. Attach Testing Report(s) or Computation(s) of Condition(s) Observed as applicable. 109 Form 4.b & 5.s.1 **Requires a Structural Evaluation, Attach Photograph(s) of Condition(s) Observed. Attach Testing Report(s) or Computation(s) of Condition(s) or Computation(s) of Condition(s) Observed. Attach Testing Report(s) or Computation(s) of Condition(s) of Condition(s) Observed. Attach Testing Report(s) of Condition(s) Observed. Attach Testing Report(s) or Computation(s) of Condition(s) Observed. Attach Testing Report(s) of Co	105						
Standard Standard 108 Form 4.b *Attach Photograph(s) of Condition(s) Observed. Attach Testing Report(s) or Computation(s) of Condition(s) Observed as applicable. 109 Form 4.b ***Requires a Structural Evaluation, Attach Photograph(s) of Condition(s) Observed. Attach Testing Report(s) or Computation(s) of Condition(s) of Condition(s) of Condition(s) Observed. Attach Testing Report(s) or Computation(s) of Condition(s) of Condition(s) Observed. Attach Testing Report(s) or Computation(s) of Condition(s) Observed. Attach Testing Report 110 Form 4.b ***Requires Notification to Building Over and Building Official, Attach Photograph(s) of Condition(s) Observed. Attach Testing Report 111 Form 1.n Computation(s) of Condition(s) Observed as applicable. 112 FBCEB Dangerous Definition ****Provide date the item/area was patched, repaired, painted, etc. Confirm patch/repair/paint was performed with permit when applic 113 Form 6.h, 6.i, 9.b.2 *****Defined as when a Structural Evaluation is necessary to determine if there exists a significant risk of a Dangerous Condition. 114 Form 6.k.2, 9.e.2 ** Photograph and Describe location(s) of Observed Condition (ie: beam, column, etc) as well as the location of the condition along the span, corner, etc)							
108 Form 4.b *Attach Photograph(s) of Condition(s) Observed. Attach Testing Report(s) or Computation(s) of Condition(s) Observed as applicable. 109 Form 4.b & 5.c.1 **Requires a Structural Evaluation, Attach Photograph(s) of Condition(s) Observed. Attach Testing Report(s) or Computation(s) of Condition(s) of Condition(s	107		-				
109 Form 4.b & 5.e.1 ***Requires a Structural Evaluation, Attach Photograph(s) of Condition(s) Observed. Attach Testing Report(s) or Computation(s) of Condition(s) of Condition(s) of Condition(s) Observed. Attach Testing Report(s) or Computation(s) of Condition(s) of Condition(s) of Condition(s) Observed. Attach Testing Report(s) or Computation(s) of Condition(s) of Condition(s) of Condition(s) Observed. Attach Testing Report(s) or Computation(s) Observed. Attach Testing Report(s) or Computation(s) of Condition(s) Observed. Attach Testing Report(s) or Computation(s) of Condition(s) Observed. Attach Testing Reportex attach Testing Report(s) or Computation Second test	108	Form 4.b		ttach Testing Parat	(s) or Computation(a)	of Condition(a) Oba	erved as applicable
109 Form 4.b & 5.s.1 as applicable. 110 Form 4.b & 5.s.1 as applicable. 111 Form 4.b & ***Requires Notification to Building Owner and Building Official, Attach Photograph(s) of Condition(s) Observed. Attach Testing Report 111 Form 1.n Computation(s) of Condition(s) Observed as applicable. 112 FBCEB Dangerous Definition *****Provide date the item/area was patched, repaired, painted, etc. Confirm patch/repair/paint was performed with permit when applic 113 Form 6.h, 6.i, 9.b.2 *****Defined as when a Structural Evaluation is necessary to determine if there exists a significant risk of a Dangerous Condition. 114 Form 6.k.2, 9.e.2 ** Photograph and Describe location(s) of Observed Condition (ie: beam, column, etc) as well as the location of the condition along th span, corner, etc)							
110 Form 4.b ****Requires Notification to Building Owner and Building Official, Attach Photograph(s) of Condition(s) Observed. Attach Testing Report 111 Form 1.n Computation(s) of Condition(s) Observed as applicable. 112 FBCEB Dangerous Definition ****Provide date the item/area was patched, repaired, painted, etc. Confirm patch/repair/paint was performed with permit when applicable. 113 Form 6.h, 6.i, 9.b.2 ****Defined as when a Structural Evaluation is necessary to determine if there exists a significant risk of a Dangerous Condition. 114 Form 6.k.2, 9.e.2 ** Photograph and Describe location(s) of Observed Condition (ie: beam, column, etc) as well as the location of the condition along th span, corner, etc)	109	Form 4.b & 5.e.1			o observed. Allach Te	sung report(s) or (computation(s) of CC
111 Form 1.n Computation(s) of Condition(s) Observed as applicable. 112 FBCEB Dangerous Definition *****Provide date the item/area was patched, repaired, painted, etc. Confirm patch/repair/paint was performed with permit when applic 113 Form 6.h, 6.i, 9.b.2 ****Defined as when a Structural Evaluation is necessary to determine if there exists a significant risk of a Dangerous Condition. 114 Form 6.k.2, 9.e.2 ** Photograph and Describe location(s) of Observed Condition (ie: beam, column, etc) as well as the location of the condition along th span, corner, etc)					Dhatassank (-) -f C		Attack Tection D
112 FBCEB Dengerous Definition *****Provide date the item/area was patched, repaired, painted, etc. Confirm patch/repair/paint was performed with permit when applic 113 Form 6.h, 6.i, 9.b.2 *****Defined as when a Structural Evaluation is necessary to determine if there exists a significant risk of a Dangerous Condition. 114 Form 6.k.2, 9.e.2 ** Photograph and Describe location(s) of Observed Condition (ie: beam, column, etc) as well as the location of the condition along the span, corner, etc)	110				Priotograph(s) of Cond	inion(s) Observed.	Attach Testing Repo
113 Form 6.h, 6.i, 9.b.2 114 Form 6.k.2, 9.e.2 **Photograph and Describe location(s) of Observed Condition (ie: beam, column, etc) as well as the location of the condition along the span, corner, etc)	111				firm notoh/ranain/n-int	woo porferment	h normit when an - "-
113 Form 6.h, 6.l, 9.b.2 114 Form 6.k.2, 9.e.2 ** Photograph and Describe location(s) of Observed Condition (ie: beam, column, etc) as well as the location of the condition along the span, corner, etc)	112	FBCEB Dangerous Definition					
114 Form 6.k.2, 9.e.2 ** Photograph and Describe location(s) of Observed Condition (ie: beam, column, etc) as well as the location of the condition along the span, corner, etc)	440	Francis al al a	Defined as when a structural Evaluation is neo	essary to determine	in there exists a signific	ant lisk of a Dange	sious condition.
114 Form 6.k.2, 9.e.2 span, corner, etc)	113	rorm 6.n, 6.1, 9.b.2					
114 Form 6.k.2, 9.e.2 span, corner, etc)				Condition (an the loss them of th	a analitian stars f
span, corner, etc)					would be would be well	as the location of th	e condition along the
	114	Form 6.k.2, 9.e.2		Condition (ie. bean			ie eenanden alenig al

116		
117		Summary of Phase 2 Findings (Check all that apply)
118	553.899(2b), (8d)	□ Potential Dangerous Condition Observed; Structural Evaluation is required.
119	553.899(2b), (8d)	Dangerous Condition Observed; Notify Building Official; Structural Evaluation is required.
120	553.899(2b), (7a), (8d)	□ Substantial Structural Deterioration Observed; Structural Evaluation is required.
121	553.899(2b), (7a), (8d)	☐ Sign of Substantial Structural Deterioration Observed; Structural Evaluation is required.
122	553.899(2a)	☐ Sign of need for maintenance
123	553.899(2a) Form 3.e	☐ Sign of need for repair
124	553.899(2a)	☐ Sign of need for replacement
125	553.899(7a), (7b)	Inaccessible Condition of Item; The Milestone Inspection was not able to conclude the Structural Condition of this Item. Recommend Structural Evaluation.

	For EBIWG Clarity:		
Reference Line	Originating Location		
1		Table 1807.2: Observed Item Conditio	n(s) during Phase 2
2			port, Complete Sections A through C for each item featuring "deterioration" or
		"distress" observed during Phase 2 Insp	pection
3			
4		Related Phase 1 1807.1 Table Number:	ex: Table 1807.1.1 = Replicated from Phase 1 Table
5		Phase 2 Table Identification Number:	ex: Table 1807.2.1 = The Phase 2 Form Report Table that corresponds to Table 1807.1.1
6	Form 2.b, 7.a, 7.b, 11.a, 11.b,		
	12.a	Item Observed Name/Type:	ex: Beam, Column, Wall, Brace, Deck, Diaphragm, Balcony, Railing, Cladding, etc
7		Item Observed Label	ex: Beam 1, Column A, Wall 8, etc.
8	Form 3.b		
		Date Inspected	
9	Form 3.b	Inspector Name & Credential(s)	
10	Form 9.f. 11.a	Is the Item a Girder, Transfer Slab, Beam, or	
		Element transmitting from multiple List the type of attachment of the item to	Circle One: Yes or No
11	Form 12.b	adjacent structural members/elements	
12	Milestone Inspection		
	553.899(2a)	Type of Item Assessed:	Circle One: Load-bearing element, Primary structural member, Primary structural system, Non-Structural
13	Reporting 553.899(8) Form 7.a	Material(s) of Item Assessed:	
14	milestone inspection 553.899(2a)		
14	Eam 8 = 0 = 11 =	Type of System:	Circle One: Lateral System, Gravity System, Cladding, Building Envelope (non-structural cladding), Non-Structural Interio
15	Form 2.g	Use (Live) and Dead Load estimated magnitude (psf) of the Loading Area tributary to the Item:	
	Building Condition	of the Loading Area tributary to the item.	
16	553.899(2b), (7a)	Year the Item was last Painted/Maintained	
17	Building Condition 553.899(2b), (7a)	Year the Item was last Repaired/Replaced	
	Milestone Inspection	Tear the item was last Repaired/Replaced	
18	553.899(2a)	Plan View Location of Item Observed	Attach & Describe:
19	Milestone Inspection 553.899(2a)	Elevation View Leastion of New Observed	Attach & Describe:
	Milestone Inspection	Elevation View Location of Item Observed	Attach & Describe:
20	553.899(2a)	Further Identifying Location (Isometric Sketch, Marked-up Aerial, etc)	
21	Form 4.c		
21	Form 4.c	Photo(s), Drawing(s), or Sketch(es) of Item Assessed	Attach
22	Form 5.a	Describe buiding foundation supporting Item Assessed	
23	Phase 2 553.899(7b); P1 Form 3.d & 4.d, 8.d	Type(s) & Location(s) of Non-Destructive Testing (NDT) Performed, if any:	
24	Phase 2 553.899(7b); P1 Form 3.d & 4.d, 8.d, 9.e		
25	Phase 2 553.899(7b);	Type(s) & Location(s) of Load Testing (LT)	
	P1 Form 3.d & 4.d, 8.d	Performed, if any:	
26	Phase 2 553.899(7b); P1 Form 3.d & 4.d	Type(s) & Extent of Computational Analysis Performed, if any:	
27			
28			

29		A: Verification of Structural Item					
30	553.899	Circle the observed condition. A condition of "Yes", "Not Accessible", or "Need More Investigation" requires Box B as shown herein.					
31	FBCEB Dangerous Definition	Does the item support gravity or lateral load during permanent, routine, frequent, or environmental loads when considering actual loads already in effect and/or imminent loads?	No*	Yes	Not Accessible	Need More Investigation	
33							
34		B: Minimum Checks for Signs of or Actual Subs Circle the observed condition. A condition of "Ye Evaluation to determine the type and extent of I	es", "Not Accessibl	e", or "Need More In	vestigation" requir	es a Structural	
35	Dangerous 553.899(8d)	Does the observed condition meet the definition of Dangerous?	No	Yes, End Phase 2 & Report Condition to Building Official			
36	Structural Integrity 553.899(1), (2b), (12)	Does the observed condition appear to interrupt or disconnect the load path to, from, or within the load-bearing element, lateral system, or vertical system?	No	Yes	Not Accessible	Need More Investigatio	
37	Structural Integrity 553,899(1), (2b), (12)	Does the observed condition interrupt the load path of the cladding system to the structural load-bearing elements, primary structural system, or primary structural members?	No	Yes	Not Accessible	Need More Investigatio	
38	Structural Integrity 553.899(1), (2b), (12)	Does the observed condition indicate a reduction of the strength or elongation of unbraced length of the affected structural component(s)?	No	Yes	Not Accessible	Need More Investigatio	
39	Intended Use 553.899(7b)	Was there an apparent change or increase of load above the observed condition?	No	Yes	Not Accessible	Need More Investigatio	
40	Building Condition 553.899(2b), (7a)	Was there an apparent change or loss of the support system and/or foundation within the total load path of the observed condition?	No	Yes	Not Accessible	Need More Investigatio	
41	Building Condition 553.899(2b), (7a)	Does the "deterioration" or "distress" continue through multiple structural members or materials?	No	Yes	Not Accessible	Need More Investigatio	
42	Form 3.f	Has the property record been researched for any current code violations or unsafe structure cases?	No	Yes	Not Accessible	Need More Investigatio	
43	Structural Integrity 553.899(1), (2b), (12)	Indicate if performed, and attach a signed and sealed copy of, any structural load, strength, or demand calculations performed during the Milestone Inspection relative to this item.	No Calculations were performed during Phase 2.	Calculations are attached to this Table.			
44	Dangerous 553.899(8d)	If the item with the observed condition "fails" prior to the installation of shoring, would the resulting condition meet the definition of Dangerous? (Potential Dangerous Condition)	No	Yes	Not Accessible	Need More Investigation Structural Evaluation	

110 Form 4.b

 9.b, 12c 9 Form 2.c, 2 0 Form 2.c 1 Form 2.c, 12 2 Form 2.c 		Condition Observed	Substantial Struc	ctural Deterioration	Dang Potential	jerous	
1 553.899 2 Form 2.a 3 Form 2.a 4 Form 2.a 5 Form 2.a 6 Form 2.a 6 Form 2.a 6 Form 2.a 7 Form 2.a 8 Form 2.a 9 Form 2.c 9 Form 2.c, 12 9 Form 2.c, 12 2 Form 2.c, 12 2 Form 2.c, 12 3 Form 2.c, 72 3 Form 2.c, 73 14.a Form 2.c, 72 3 Form 2.c, 72 3 Form 2.c, 72 4 Form 2.c, 72 5 Form 2.e 6 Form 2.e 7 Form 2.e 8 Form 2.e 9 Form 2.e 9 Form 2.e 9 Form 1.n & 9 Form 5.d 3 Form 5.d 5 Form 5.d		Condition Observed					
3 Form 2.a, 1/2 4 Form 2.a, 1/2 5 Form 2.a 6 Form 2.a 6 Form 2.a 8 Form 2.a 9 Form 2.c 9 Form 2.c, 2 9 Form 2.c, 1/2 1 Form 2.c, 1/2 2 Form 2.c, 1/2 3 Form 2.c, 7/2 4 Form 2.c, 7/2 5 Form 2.e, 7/2 6 Form 2.e, 7/2 6 Form 2.e, 7/2 7 Form 2.e, 7/2 8 Form 2.e, 7/2 9 Form 2.e, 7/2 6 Form 2.e, 7/2 6 Form 2.e, 7/2 7 Form 2.e, 7/2 8 Form 2.e, 7/2 9 Form 2.e, 7/2 9 Form 2.e, 7/2 9 Form 1.n 8 9 Form 5.d 5 Form 5.d 5 Form 5.d		Condition Observed					
3 Form 2.a, 1/2 4 Form 2.a, 1/2 5 Form 2.a 6 Form 2.a 6 Form 2.a 8 Form 2.a 9 Form 2.c 9 Form 2.c, 2 9 Form 2.c, 1/2 1 Form 2.c, 1/2 2 Form 2.c, 1/2 3 Form 2.c, 7/2 4 Form 2.c, 7/2 5 Form 2.e, 7/2 6 Form 2.e, 7/2 6 Form 2.e, 7/2 7 Form 2.e, 7/2 8 Form 2.e, 7/2 9 Form 2.e, 7/2 6 Form 2.e, 7/2 6 Form 2.e, 7/2 7 Form 2.e, 7/2 8 Form 2.e, 7/2 9 Form 2.e, 7/2 9 Form 2.e, 7/2 9 Form 1.n 8 9 Form 5.d 5 Form 5.d 5 Form 5.d		Condition Objetived	Not SSDet*	Sign of SSDet**	Condition**	Condition***	
4 Form 2.a, 12 5 Form 2.a 6 Form 2.a 6 Form 2.a 7 Form 2.a 8 Form 2.c, 2 9 Form 2.c, 2 9 Form 2.c, 2 9 Form 2.c, 2 9 Form 2.c, 12 2 Form 2.c, 12 2 Form 2.c, 12 3 Form 2.c, 12 2 Form 2.c, 12 3 Form 2.c, 12 4 Form 2.c, 12 6 Form 2.c, 7 14.a Form 2.c, 7 15 Form 1.n 16 Form 5.d 17 Form 5.d 18 Form 5.d 19 Form 5.d		Misalignment (General)					
5 Form 2.a 6 Form 2.a 7 Form 2.a 8 So, 12.c 9 Form 2.c, 2 9 Form 2.c, 12 2 Form 2.c, 11 2 Form 2.c, 11 2 Form 2.c, 11 2 Form 2.c, 11 3 Form 2.c, 11 4 Form 2.c, 11 5 Form 2.c, 11 5 Form 2.c, 11 6 Form 2.c, 11 7 Form 2.c, 71 4 Form 2.e, 77 5 Form 2.e 6 Form 2.e 7 Form 2.e 8 Form 1.n & 9 Form 1.n & 9 Form 5.d 5 Form 5.d 5 Form 5.d	12.c	Bulging					
6 Form 2.a 7 Form 2.a 8 \$ form 2.c, 2 9 Form 2.c, 2 0 Form 2.c, 2 0 Form 2.c, 12 2 Form 2.c, 11 2 Form 2.c, 11 2 Form 2.c, 11 2 Form 2.c, 7 3 Form 2.e, 7 4 Form 2.e, 7 5 Form 2.e 6 Form 2.e 7 Form 2.e 7 Form 2.e 8 Form 2.e 9 Form 2.e 10 Form 1.n 2 Form 5.d 3 Form 5.d 5 Form 5.d		Settlement					
7 Form 2.a 8 Form 2.c, 2 9.b, 12.c 9 Form 2.c, 2 9.0 9 Form 2.c, 2 9.0 10 Form 2.c, 12 9.0 2 Form 2.c, 12 9.0 3 Form 2.c, 12 9.0 4 Form 2.c, 7.1 14.a 4 Form 2.e, 7.1 14.a 5 Form 2.e, 7.1 14.a 6 Form 2.e, 7.1 14.a 6 Form 2.e, 7.1 14.a 7 Form 2.e, 7.1 14.a 6 Form 2.e, 7.1 14.a 9 Form 2.e, 7.1 14.a 9 Form 2.e 16.a 9 Form 2.e 16.a 9 Form 1.n 11.a 10 Form 5.a 14.a 11 Form 5.c 14.a 12 Form 5.c 14.a 13 Form 5.c 14.a		Deflection					
8 Form 2.c, 2. 9.b, 12.c 9.b, 12.c 9.b, 12.c 9.b, 12.c 9.c Form 2.c, 12.c 1 Form 2.c, 12.c 1 7.c 1 Form 2.c, 12.c 1 1 Form 2.c, 12.c 1 <td></td> <td>Expansion</td> <td></td> <td></td> <td></td> <td></td>		Expansion					
8 Form 2.c, 2. 9.b, 12.c 9.b, 12.c 9.b, 12.c 9.b, 12.c 9.c Form 2.c, 12.c 1 Form 2.c, 12.c 1 7.c 1 Form 2.c, 12.c 1 1 Form 2.c, 12.c 1 <td></td> <td>Contraction</td> <td></td> <td></td> <td></td> <td></td>		Contraction					
8 9.b, 12.c 9 Form 2.c, 2 9 Form 2.c, 12 1 Form 2.c, 12 2 Form 2.c, 12 3 Form 2.c, 12 4 Form 2.c, 72 5 Form 2.e, 72 6 Form 2.e, 72 6 Form 2.e 7 Form 2.e 8 Form 1.n & 9 Form 1.n & 9 Form 1.n & 10 Form 5.h 3 Form 5.d 5 Form 5.d	2.e, 5.d, 6.h, 6.i, 8.d,	Contraction		-			
9 Form 2.c, 12 0 Form 2.c, 11 2 Form 2.c, 11 2 Form 2.c, 11 2 Form 2.c, 11 3 Form 2.c, 12 3 Form 2.c, 13 4 Form 2.e, 7. 5 Form 2.e, 7. 6 Form 2.e 7 Form 2.e 8 Form 2.e 9 Form 2.1 9 Form 1.n & 9 Form 1.n & 1 Form 1.n & 2 Form 5.f 3 Form 5.f 4 Form 5.d 5 Form 5.d 5 Form 5.f	2.0, 5.0, 0.11, 0.1, 8.0,	Crack(s)*`					
0 Form 2.c. 1 Form 2.c. 2 Form 2.c. 3 Form 2.c. 4 Form 2.e. 5 Form 2.e. 6 Form 2.e. 7 Form 2.e. 8 Form 1.e. 9 Form 1.n. 1 Form 1.n. 2 Form 5.d. 5 Form 5.d.	20 6h 6i 8d	Spall(s) *`					
1 Form 2.c, 12 2 Form 2.c, 7 3 Form 2.e, 7 4 Form 2.e, 7 4 Form 2.e, 7 5 Form 2.e, 7 6 Form 2.e 6 Form 2.e 7 Form 2.e 8 Form 1.e 9 Form 1.n 2 Form 5.b 3 Form 5.c 4.i 4 Form 5.d	2.6, 0.11, 0.1, 0.0						
2 Form 2.c 3 Form 2.e, 7. 4.4 Form 2.e 5 Form 2.e 6 Form 2.e 7 Form 2.e 8 Form 1.e 9 Form 1.a 9 Form 1.n 1 Form 5.b 3 Form 5.c 4 Form 5.d		Peeling/Delamination(s)					
2 Form 2.c 3 Form 2.e, 7. 4.4 Form 2.e 5 Form 2.e 6 Form 2.e 7 Form 2.e 8 Form 1.e 9 Form 1.a 9 Form 1.n 1 Form 5.b 3 Form 5.c 4 Form 5.d	12.c						
3 Form 2.e, 7. 4.4 Form 2.e 5 Form 2.e 6 Form 2.e 8 Form 2.e 9 Form 2.e 9 Form 2.f 0 Form 1.n 1 Form 5.h 3 Form 5.c 4 Form 5.f	-	Sign(s) of Moisture Exposure/Water Intrusion					
14.a 14.a Form 2.e Form 1.a Form 1.n Form 1.n Form 5.b Form 5.c Form 5.c Form 5.c		Stain(s)					
14.a 14.a Form 2.e Form 1.a Form 1.n Form 1.n Form 5.b Form 5.c Form 5.c Form 5.c	7.a.11, 8.e, 9.f, 11.h,	••					
5 Form 2.e 6 Form 2.e 7 Form 2.e 8 Form 1.n & 9 Form 1.n 10 Form 1.n 11 Form 5.h 3 Form 5.d 5 Form 5.d 6 Form 5.f		Deterioration*`					
6 Form 2.e 7 Form 2.e 8 Form 1.n & 9 Form 1.n 10 Form 1.n 11 Form 1.n 2 Form 1.n 3 Form 5.h 3 Form 5.d 5 Form 5.c 6 Form 5.f		Oxidation of Metals					
6 Form 2.e 7 Form 2.e 8 Form 1.n & 9 Form 1.n 10 Form 1.n 11 Form 1.n 2 Form 1.n 3 Form 5.h 3 Form 5.d 5 Form 5.c 6 Form 5.f		Rot	İ				
7 Form 2.e 8 Form 1.n & 9 Form 2.f 0 Form 1.n 1 Form 1.n 2 Form 5.b 3 Form 5.d 5 Form 5.e 6 Form 5.f		Insect-Damage	1	-	ł	-	
8 Form 1.n & 9 Form 2.1 0 Form 1.n 1 Form 5.0 3 Form 5.0 5 Form 5.6 6 Form 5.1			1	+			
9 Form 2.1 0 Form 1.n 1 Form 5.b 3 Form 5.c & 4 Form 5.c 5 Form 5.c 6 Form 5.f		Wood-borer attack					
0 Form 1.n 1 Form 1.n 2 Form 5.b 3 Form 5.c & . 4 Form 5.d 5 Form 5.e 6 Form 5.f	o: 2.1	Prior/Previous Repair(s)****		+	l		
1 Form 1.n 2 Form 5.b 3 Form 5.c & s 4 Form 5.d 5 Form 5.e 6 Form 5.f		Prior/Previous Patching****					
2 Form 5.b 3 Form 5.c & 3 4 Form 5.d 5 Form 5.e 6 Form 5.f		Prior/Previous Addition(s)****					
3 Form 5.c & 3 4 Form 5.d 5 Form 5.e 6 Form 5.f		Prior/Previous Aleration(s)****					
4 Form 5.d 5 Form 5.e 6 Form 5.f		Wood in Contact with Soil					
4 Form 5.d 5 Form 5.e 6 Form 5.f	& 5.d	Sign(s) of Differential Settlement	İ				
5 Form 5.e		Separations between structural elements		+	1	-	
6 Form 5.f		-		+			
		Sign of need for additional sub-soil investigation**			ļ		
7 Form 6.j, 9.		Inadequate grading slope away from structural foundation					
	9. d	Rebar Corrosion - Staining					
8 Form 6.j, 9.		Rebar Corrosion - Crack(s)					
9 Form 6.j, 9.		Rebar Corrosion - Delamination(s)		-	1	-	
9 Form 6.j, 9.				+	ł		
- rom 6.j, 9.	ə.u	Rebar Corrosion - Spall(s)					
1 Form 6.j, 9.	9. d	Rebar Corrosion - Rebar(s) Visible, no flaking					
2 Form 6.j, 9.	9.d	Rebar Corrosion - Rebar(s) Visible, flaking					
3 Form 7.a.11,	11, 8.e, 9.f, 11.h	Apparent Overloading*`					
4 Form 7.a.11,	11, 8.e, 9.f, 11.h	Overstress*`					
	11, 8.e, 9.f, 11.h	Apparent Deflection*`		-	ł	-	
6 Form 7.c	,,,	Area Not Accessible**		+	ł		
7 Form 8.b		Paint Condition			L		
8 Form 8.b		Corrosion - Delamination					
9 Form 8.b		Corrosion - Flaking					
0 Form 8.d		Fireproofing Breach					
1 Form 9.f		Efflorescence					
2 Form 11.e	,	Accumulation of Moisture					
3 Form 11.d		III-fitted Joints	1	+		1	
4 Form 12.c		Distress*`	1	+	<u> </u>	-	
				+			
5 Form 12.c		Splitting*`		+	l		
6 Form 12.c	:	Loosening of anchors and/or supports*`			L		
7 Form 12.c		Movement of supports, beams, lintels,					
		corbels, etc.*`					
8 Form 12.c		Apparent Defect*`					
9		Rust					
10		Sign Of Material Deterioration*`	1	+		1	
				+	<u> </u>	-	
n		Crack(s) extending through multiple materials/items					
12		Crack(s) within non-structural item					
13		Crack(s) within structural item					
14		Work Performed in Past without Permit					
		Record			L		
15					1		
16		Paint Patch****					
17		Paint Patch**** Disconnection*`					
		Disconnection*` Observed Condition less than Industry					
8 Form 4.b		Disconnection*`					

***Requires Notification to Building Owner and Building Official, Attach Photograph(s) of Condition(s) Observed. Attach Testing Report(s) or

111	Form 1.n	Computation(s) of Condition(s) Observed as applicable.
112	FBCEB Dangerous Definition	****Provide date the item/area was patched, repaired, painted, etc. Confirm patch/repair/paint was performed with permit when applicable.
113	Form 6.h, 6.i, 9.b.2	*****Defined as when a Structural Evaluation is necessary to determine if there exists a signficant risk of a Dangerous Condition.
114	Form 6.k.2, 9.e.2	**Photograph and Describe location(s) of Observed Condition (ie: beam, column, etc) as well as the location of the condition along the item (end, mid-span, corner, etc)
115	Form 6.k.2, 9.e.2	*** Describe color, texture, aggregate, general quality of structural material(s)

116		
117		Summary of Phase 2 Findings (Check all that apply)
118	553.899(2b), (8d)	Potential Dangerous Condition Observed; Structural Evaluation is required.
119	553.899(2b), (8d)	Dangerous Condition Observed; Notify Building Official; Structural Evaluation is required.
120	553.899(2b), (7a), (8d)	Substantial Structural Deterioration Observed; Structural Evaluation is required.
121	553.899(2b), (7a), (8d)	Sign of Substantial Structural Deterioration Observed; Structural Evaluation is required.
122	553.899(2a)	Sign of need for maintenance
123	553.899(2a) Form 3.e	Sign of need for repair
124	553. 899(2a)	Sign of need for replacement
125	553.899(7a), (7b)	Inaccessible Condition of Item; The Milestone Inspection was not able to conclude the Structural Condition of this Item. Recommend Structural Evaluation.

SECTION 3 – GENERAL CONDITIONS AND GUIDELINES

GENERAL CONDITIONS AND GUIDELINES – SCOPE OF STRUCTURAL CONDITIONS TO BE INCLUDED AS AN APPENDIX

[RANKED 3.17]

1) General Conditions and Guidelines – Scope of Structural Conditions.

[Source – Broward County Building Safety Inspection Program] (Testing protocols)

SCOPE OF STRUCTURAL INSPECTION

The fundamental purpose of the required milestone inspection and report is to confirm in reasonable fashion that the building or structure under consideration is safe for continued use under present occupancy. As implied by the title of this document, this is a recommended procedure, and under no circumstances are these minimum recommendations intended to supplant proper professional judgment.

Such inspection shall be for the purpose of determining the general structural condition of the building or structure to the extent reasonably possible of any part, material or assembly of a building or structure which affects the safety of such building or structure and/or which supports any dead or live load, or wind load.

In general, unless there is obvious overloading, or significant deterioration of important structural elements, there is little need to verify the original design. It is obvious that this has been time tested if still offering satisfactory performance. Rather, it is of importance that the effects of time with respect to degradation of the original construction materials be evaluated. It will rarely be possible to visually examine all concealed construction, nor should such be generally necessary. However, a sufficient number of typical structural members should be examined to permit reasonable conclusions to be drawn.

<u>Visual Examination</u> will, in most cases, be considered adequate when executed systematically. The visual examination must be conducted throughout all habitable and non-habitable areas of the building, as deemed necessary, by the inspecting professional to establish compliance. Surface imperfections such as cracks, distortion, sagging, excessive deflections, significant misalignment, signs of leakage, and peeling of finishes should be viewed critically as indications of possible difficulty.

<u>Testing Procedures</u> and quantitative analysis will not generally be required for structural members or systems except for such cases where visual examination has revealed such need, or where apparent loading conditions may be critical.

<u>Manual Procedures</u> such as chipping small areas of concrete and surface finishes for closer examinations are encouraged in preference to sampling and/or testing where visual examination alone is deemed insufficient. Generally, unfinished areas of buildings such as utility spaces, maintenance areas, stairwells and elevator shafts should be utilized for such purposes. In some cases, to be held to a minimum, ceilings or other construction finishes may have to be opened for selective examination of critical structural elements. In that event, such locations should be carefully located to be least disruptive, most easily repaired and held to a minimum. In any event, a sufficient number of structural members must be examined to afford reasonable assurances that such are representative of the total structure.

Evaluating an existing structure for the effects of time, must take into account two basic considerations; movement of structural components with respect to each other, and deterioration of materials.

With respect to the former, volume change considerations, principally from ambient temperature changes, and possibly long-time deflections, are likely to be most significant. Foundation movements will frequently be of importance, usually settlement, although upward movement due to expansive soils may occur, although infrequently in this area. Older buildings on spread footings may exhibit continual, even recent settlements if founded on deep unconsolidated fine grained or cohesive coils, or from subterraneous losses or movements from several possible causes.

With very little qualifications, such as rather rare chemically reactive conditions deterioration of building materials can only occur in the presence of moisture, largely related to metals and their natural tendency to return to the oxide state in the corrosive process.

In this marine climate, highly aggressive conditions exist year-round. For most of the year, outside relative humidity may frequently be about 90 or 95%, while within air-conditioned building, relative humidity will normally be about 55 to 60%. Under these conditions moisture vapor pressures ranging from about 1/3 to 1/2 pounds per square inch will exist much of the time. Moisture vapor will migrate to lower pressure areas. Common building materials such as stucco, masonry and even concrete, are permeable even to these slight pressures. Since most of construction does not use vapor barriers, condensation will take place within the enclosed walls of the building. As a result, deterioration is most likely adjacent to exterior walls, or wherever else moisture or direct leakage has been permitted to penetrate the building shell.

Structural deterioration will always require repair. The type of repair, however, will depend upon the importance of the member in the structural system, and degree of deterioration. Cosmetic type repairs may suffice in certain non-sensitive members such as tie beams and columns, provided that the remaining sound material is sufficient for the required function. For members carrying assigned gravity or other loads, cosmetic type repairs will only be permitted if it can be demonstrated by rational analysis that the remaining material, if protected from further deterioration can still perform its assigned function at acceptable stress levels. Failing that, adequate repairs or reinforcement will be considered mandatory.

Written reports shall be required attesting to each required inspection. Each such report shall note the location of the structure, description of the type of construction, and general magnitude of the structure, the existence of drawings and location thereof, history of the structure to the extent reasonably known, and a description of the type and manner of the inspection, noting problem areas and recommended repairs, if required to maintain structural integrity.

Evaluation: Each report shall include a statement to the effect that the building or structure is structurally safe, unsafe, safe with qualifications, or has been made safe. It is suggested that each report also include the following information indicating the actual scope of the report and limits of liability. This paragraph may be used:

"As a routine matter, in order to avoid possible misunderstanding, nothing in this report should guarantee for any portion of the structure. To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the building based upon careful evaluation of observed conditions, to the extent reasonably possible.

Foundations:

If all of the supporting subterranean materials were completely uniform beneath a structure, with no significant variations in grain size, density, moisture content or other mechanical properties; and if dead load pressures were completely uniform, settlements would probably be uniform and of little practical consequence. In the real world, however, neither is likely. Significant deviations from either of these two idealisms are likely to result in unequal vertical movements.

Monolithic masonry, structures are generally incapable of accepting such movements, and large openings. Since, in most cases, differential shears are involved, cracks will typically be diagonal.

Small movements, in themselves, are most likely to be structurally important only if long term leakage through fine cracks may have resulted in deterioration. In the event of large movements, contiguous structural elements such as floor and roof systems must be evaluated for possible fracture or loss of bearing.

Pile foundations are, in general, less likely to exhibit such difficulties. Where such does occur, special investigation will be required.

Roofs

Sloping roofs, usually having clay or cement tiles, are of concern in the event that the covered membrane may have deflections, if merely resulting from deteriorated rafters or joists will be of greater import. Valley flashing and base flashing at roof penetration will also be matters of concern.

Flat roofs with built up membrane roofs will be similarly critical with respect to deflection considerations. Additionally, since they will generally be approaching expected life limits at the age when building recertification is required careful examination is important. Blisters, wrinkling, alligatoring, and loss of gravel are usual signs of difficulty. Punctures or loss of adhesion of base flashings, coupled with loose counter-flashing will also signify possibility of other debris, may result in ponding, which if permitted, may become critical.

Masonry Bearing Walls

Random cracking, or if discernible, definitive patterns of cracking, will of course, be of interest. Bulging, sagging, or other signs of misalignment may also indicate related problems in other structural elements. Masonry walls where commonly constructed of either concrete masonry units, or scored clay tile, may have been constructed with either reinforced concrete columns and tie beams, or lintels.

Of most probable importance will be the vertical and horizontal cracks where masonry units abut tie columns, or other frame elements such as floor slabs. Of interest here is the observation that although the raw materials of which these masonry materials are made may have much the same mechanical properties as the reinforced concrete framing, their actual behavior in the structure, however, is likely to differ with respect to volume change resulting from moisture content, and variations in ambient thermal conditions.

Moisture vapor penetration, sometimes abetted by salt laden aggregate and corroding rebars, will usually be the most common cause of deterioration. Tie columns are rarely structurally sensitive, and a fair amount of deterioration may be tolerated before structural; impairment becomes important. Cosmetic type repair involving cleaning, and parching to effectively seal the member, may often suffice. A similar

approach may not be unreasonable for tie beams, provided they are not also serving as lintels. In that event, a rudimentary analysis of load capability using the remaining actual rebar area, may be required.

Floor and Roof Systems

Cast in place reinforced concrete slabs and/or beams and joists may often show problems due to corroding rebars resulting from cracks or merely inadequate protecting cover of concrete. Patching procedures will usually suffice where such damage has not been extensive. Where corrosion and spalling has been extensive in structurally critical areas, competent analysis with respect to remaining structural capacity, relative to actual supported loads, will be necessary. Type and extent of repair will be dependent upon the results of such investigation.

Pre-cast members may present similar deterioration conditions. End support conditions may also be important. Adequacy of bearing, indications of end shear problems, and restraint conditions are important, and should be evaluated in at least a few typical locations.

Steel bar joists are, or course, sensitive to corrosion. Most critical locations will be web member welds, especially near supports, where shear stresses are high and possible failure may be sudden, and without warning.

Cold formed steel joists, usually of relatively light gage steel, are likely to be critically sensitive to corrosion, and are highly dependent upon at least nominal lateral support to carry designed loads. Bridging and the floor or roof system itself, if in good condition, will serve the purpose.

Wood joists and rafters are most often in difficulty from "dry rot", or the presence of termites. The former (a misnomer) is most often prevalent in the presence of sustained moisture or lack of adequate ventilation. A member may usually be deemed in acceptable condition if a sharp pointed tool will penetrate no more than about one eighth of an inch under moderate hand pressure. Sagging floors will most often indicate problem areas.

Gypsum roof decks will usually perform satisfactorily except in the presence of moisture. Disintegration of the material and the form-board may result from sustained leakage. Anchorage of the supporting bulb tees against uplift may also be of importance.

Floor and roof systems of cast in place concrete with self-centering reinforcing, such as paper backed mesh and rib-lath, may be critical with respect to corrosion of the unprotected reinforcing. Loss of uplift anchorage on roof decks will also be important if significant deterioration has taken place, in the event that dead loads are otherwise inadequate for that purpose. Expansion joints exposed to the weather must also be checked.

Steel Framing System

Corrosion, obviously enough, will be the determining factor in the deterioration of structural steel. Most likely suspect areas will be fasteners, welds, and the interface area where bearings are embedded in masonry. Column bases may often be suspect in areas where flooding has been experienced, especially if salt water has been involved. Concrete fireproofing will, if it exists, be the best clue indicating the condition of the steel.

Concrete Framing Systems

Concrete deterioration will, in most cases, similarly be related to rebar corrosion possibly abetted by the presence of salt water aggregate or excessively permeable concrete. In this respect, honeycomb areas may contribute adversely to the rate of deterioration. Columns are frequently most suspect. Extensive honeycomb is most prevalent at the base of columns, where fresh concrete was permitted to segregate, dropping into form boxes. This type of problem has been known to be compounded in areas where flooding has occurred, especially involving salt water.

Thin cracks usually indicate only minor corrosion, requiring minor patching only. Extensive spalling may indicate a much more serious condition requiring further investigation.

In spall areas, chipping away a few small loose samples of concrete may be very revealing. Especially, since loose material will have to be removed even for cosmetic type repairs, anyway. Fairly reliable quantitative conclusions may be drawn with respect to the quality of the concrete. Even though our cement and local aggregate are essentially derived from the same sources, cement will have a characteristically dark grayish brown color in contrast to the almost white aggregate. A typically white, almost alabaster like coloration will usually indicate reasonably good overall strength.

Based on preliminary findings from the National Institute of Standards and Technology on the collapse of Champlain Towers South in Surfside, Florida in April of 2022, special attention should be paid to deck slabs and plaza decks. Often, additional load has been added to these structures, so it is incumbent upon the inspecting design professional to look closely at slabs, columns and other transfer members for evidence of distress. This evidence may manifest as efflorescence from water passing through the concrete structures as a white or light-colored powdery substance on the underside of slabs and at the base of columns.

Windows and Doors

Window and door condition is of considerable importance with respect to two considerations. Continued leakage may have resulted in other adjacent damage and deteriorating anchorage may result in loss of the entire unit in the event of severe windstorms even short of hurricane velocity. Perimeter sealants, glazing, seals, and latches should be examined with a view toward deterioration of materials and anchorage of units for inward as well as outward (suction) pressure, most importantly in high buildings.

Wood Framing

Older wood framed structures, especially of the industrial type, are of concern in that long term deflections may have opened important joints, even in the absence of deterioration. Corrosion of ferrous fasteners will in most cases be obvious enough. Dry rot must be considered suspect in all sealed areas where ventilation has been inhibited, and at bearings and at fasteners. Here too, penetration with a pointed tool greater than about one eighth inch with moderate hand pressure will indicate the possibility of further difficulty.

Building Facade

Appurtenances on an exterior wall of a building are elements including, but not limited to, any cladding material, precast appliques, exterior fixtures, ladders to rooftops, flagpoles, signs, railings, copings, guardrails, curtain walls, balcony and terrace enclosures, including greenhouses or solariums, window

guards, window air conditioners, flower boxes, satellite dishes, antennae, cell phone towers, and any equipment attached to or protruding from the façade that is mechanically and/or adhesive attached.

Loading

It is of importance to note that even in the absence of any observable deterioration, loading conditions must be viewed with caution. Recognizing that there will generally be no need to verify the original design, since it will have already been "time tested", this premise has validity only if loading patterns and conditions remain <u>unchanged</u>. Any material change in type and/or magnitude or loading in older buildings should be viewed as sufficient justification to examine load carrying capability of the effected structural system.

Historical Documents and Permitting

An attempt should be made to investigate the existence of documents with the local jurisdiction to assist with the overall inspection of the building.

Understanding the structural system, building components, and intended design may guide the design professional to investigate certain critical areas of the structure.

Violations through the local jurisdiction's code compliance division should be investigated. Cases on file may lead to issues pre-existing with the building, especially any unsafe structure determinations. Depending on the nature of the violation, recertification inspections may be affected.

Unpermitted activities may also affect the outcome of a milestone inspection, especially with unpermitted additions to the building. Unpermitted additions found during the milestone inspection process present an unsafe situation and must be identified in the report, even if found to be properly built. Like a repair process identified by the report, legalizing an unpermitted addition would be a prerequisite to the completion of a successful milestone inspection report. Examples of unpermitted work include but are not limited to additions, alterations, balcony enclosures, etc.

Repairs identified in the milestone inspection report will most likely require permits. Once the initial report is completed it should be immediately submitted to the local jurisdiction for processing, do not proceed to conduct repairs without permits. Some repairs, like changing a bulb in an exit sign, may not require a permit but most other work will require permits. Proceeding without obtaining repair permits may lead to a violation of the code.

Completing the reports concisely is vital to the overall understanding of the conditions of the building and successful completion of the milestone inspection process. The approved report forms provided must be used, proprietary forms will not be accepted. Where required, photos must be in color and with sufficient resolution to detail the conditions being shown. Milestone inspection reports may be audited, and the subject building may be inspected at the discretion of the Building Official. The Building Official reserves the right to rescind or revoke an approved milestone inspection report.

The **Code in Effect** at the time of the original construction is the baseline for the milestone inspections. Subsequent improvements to the original building should be inspected based on the code at the time of permitting. It is not the intent of the milestone inspection that buildings must be brought in compliance with current codes.

Destructive and nondestructive structural assessment technologies and techniques that can, or have the potential to, aid in the structural assessment of buildings based on current development, applications, and industry guidance:

 3 ASTM C1155- Thermography 4 ASTM D8231 modified – Electronic Leak Detection of membrane roofing 5 AAMA 511 – Pressure Testing of Fenestrations 6 ASTM D4580 – Delam roller for Stucco and Concrete 7 ASCE 11-99 8 Acoustic Emission (*) (9) Sounding Techniques (*) (10) Stress Wave Methods – Ultrasonics (*) (11) Grund Penetrating Radar (GPR) (*) (12) Thermography (*) (13) Fiber Optic Sensors (*) (14) Imagery (*) (15) AR/VR Guided Inspection (*) (16) Vibration Sensors and Dynamic Analysis (*) (17) Integrated Sensors (*) (18) X-ray (*) (20) In-situ Strength Testing Methods (*) (21) Corrosion Detection and Monitoring Techniques (*) (22) Analysis of Ingress and Transport Properties (*) (*) For background information regarding building inspection technology see research project "Assees Inspection Reporting and Building Conditions in South Florida: (Miami-Dade and Broward Counties II" as available from the following link: 		
 2. ASTM C876 (half-cell) – Scan of concrete at a depth of 6" to measure rebar deterioratio 3. ASTM C1153- Thermography 4. ASTM D8231 modified – Electronic Leak Detection of membrane roofing 5. AAMA 511 – Pressure Testing of Fenestrations 6. ASTM D4580 – Delam roller for Stucco and Concrete (7) ASCE 11-99 (8) Acoustic Emission (*) (9) Sounding Techniques (*) (10) Stress Wave Methods – Ultrasonics (*) (11) Grund Penetrating Radar (GPR) (*) (12) Thermography (*) (13) Fiber Optic Sensors (*) (14) Imagery (*) (15) AR/VR Guided Inspection (*) (16) Vibration Sensors and Dynamic Analysis (*) (17) Integrated Sensors (*) (18) X-ray (*) (20) In-situ Strength Testing Methods (*) (21) Corrosion Detection and Monitoring Techniques (*) (22) Analysis of Ingress and Transport Properties (*) (*) For background information regarding building inspection technology see research project "Asses Inspection Reporting and Building Conditions in South Florida: (Miami-Dade and Broward Counties) II" as available from the following link: 	(1)	1. ASTM F1869 – Chloride test for concrete
 (3) 3. ASTM C1153- Thermography (4) 4. ASTM D8231 modified – Electronic Leak Detection of membrane roofing (5) 5. AAMA 511 – Pressure Testing of Fenestrations (6) 6. ASTM D4580 – Delam roller for Stucco and Concrete (7) ASCE 11-99 (8) Acoustic Emission (*) (9) Sounding Techniques (*) (10) Stress Wave Methods – Ultrasonics (*) (11) Grund Penetrating Radar (GPR) (*) (12) Thermography (*) (13) Fiber Optic Sensors (*) (14) Imagery (*) (15) AR/VR Guided Inspection (*) (16) Vibration Sensors and Dynamic Analysis (*) (17) Integrated Sensors (*) (18) X-ray (*) (19) Core Sampling of Concrete (*) (20) In-situ Strength Testing Methods (*) (21) Corrosion Detection and Monitoring Techniques (*) (*) For background information regarding building inspection technology see research project "Asses Inspection Reporting and Building Conditions in South Florida: (Miami-Dade and Broward Counties IP" as available from the following link: 		2. ASTM C876 (half-cell) - Scan of concrete at a depth of 6" to measure rebar deterioration
 (5) 5. AAMA 511 – Pressure Testing of Fenestrations (6) 6. ASTM D4580 – Delam roller for Stucco and Concrete (7) ASCE 11-99 (8) Acoustic Emission (*) (9) Sounding Techniques (*) (10) Stress Wave Methods – Ultrasonics (*) (11) Grund Penetrating Radar (GPR) (*) (12) Thermography (*) (13) Fiber Optic Sensors (*) (14) Imagery (*) (15) AR/VR Guided Inspection (*) (16) Vibration Sensors and Dynamic Analysis (*) (17) Integrated Sensors (*) (18) X-ray (*) (19) Core Sampling of Concrete (*) (20) In-situ Strength Testing Methods (*) (21) Corrosion Detection and Monitoring Techniques (*) (22) Analysis of Ingress and Transport Properties (*) (*) For background information regarding building inspection technology see research project "Assees Inspection Reporting and Building Conditions in South Florida: (Miami-Dade and Broward Counties) II' as available from the following link: 		3. ASTM C1153- Thermography
 (5) 5. AAMA 511 – Pressure Testing of Fenestrations (6) 6. ASTM D4580 – Delam roller for Stucco and Concrete (7) ASCE 11-99 (8) Acoustic Emission (*) (9) Sounding Techniques (*) (10) Stress Wave Methods – Ultrasonics (*) (11) Grund Penetrating Radar (GPR) (*) (12) Thermography (*) (13) Fiber Optic Sensors (*) (14) Imagery (*) (15) AR/VR Guided Inspection (*) (16) Vibration Sensors and Dynamic Analysis (*) (17) Integrated Sensors (*) (18) X-ray (*) (20) In-situ Strength Testing Methods (*) (21) Corrosion Detection and Monitoring Techniques (*) (22) Analysis of Ingress and Transport Properties (*) (*) For background information regarding building inspection technology see research project "Assees Inspection Reporting and Building Conditions in South Florida: (Miami-Dade and Broward Counties) II' as available from the following link: 		4. ASTM D8231 modified - Electronic Leak Detection of membrane roofing
 (7) ASCE 11-99 (8) Acoustic Emission (*) (9) Sounding Techniques (*) (10) Stress Wave Methods – Ultrasonics (*) (11) Grund Penetrating Radar (GPR) (*) (12) Thermography (*) (13) Fiber Optic Sensors (*) (14) Imagery (*) (15) AR/VR Guided Inspection (*) (16) Vibration Sensors and Dynamic Analysis (*) (17) Integrated Sensors (*) (18) X-ray (*) (19) Core Sampling of Concrete (*) (20) In-situ Strength Testing Methods (*) (21) Corrosion Detection and Monitoring Techniques (*) (22) Analysis of Ingress and Transport Properties (*) (*) For background information regarding building inspection technology see research project "Asses Inspection Reporting and Building Conditions in South Florida: (Miami-Dade and Broward Counties) II' as available from the following link: 		5. AAMA 511 – Pressure Testing of Fenestrations
 (8) Acoustic Emission (*) (9) Sounding Techniques (*) (10) Stress Wave Methods – Ultrasonics (*) (11) Grund Penetrating Radar (GPR) (*) (12) Thermography (*) (13) Fiber Optic Sensors (*) (14) Imagery (*) (15) AR/VR Guided Inspection (*) (16) Vibration Sensors and Dynamic Analysis (*) (17) Integrated Sensors (*) (18) X-ray (*) (19) Core Sampling of Concrete (*) (20) In-situ Strength Testing Methods (*) (21) Corrosion Detection and Monitoring Techniques (*) (22) Analysis of Ingress and Transport Properties (*) (*) For background information regarding building inspection technology see research project "Asses Inspection Reporting and Building Conditions in South Florida: (Miami-Dade and Broward Counties) II' as available from the following link: 	(6)	6. ASTM D4580 – Delam roller for Stucco and Concrete
 (9) Sounding Techniques (*) (10) Stress Wave Methods – Ultrasonics (*) (11) Grund Penetrating Radar (GPR) (*) (12) Thermography (*) (13) Fiber Optic Sensors (*) (14) Imagery (*) (15) AR/VR Guided Inspection (*) (16) Vibration Sensors and Dynamic Analysis (*) (17) Integrated Sensors (*) (18) X-ray (*) (19) Core Sampling of Concrete (*) (20) In-situ Strength Testing Methods (*) (21) Corrosion Detection and Monitoring Techniques (*) (22) Analysis of Ingress and Transport Properties (*) (*) For background information regarding building inspection technology see research project "Asses Inspection Reporting and Building Conditions in South Florida: (Miami-Dade and Broward Counties) II" as available from the following link: 	(7)	ASCE 11-99
 (10) Stress Wave Methods – Ultrasonics (*) (11) Grund Penetrating Radar (GPR) (*) (12) Thermography (*) (13) Fiber Optic Sensors (*) (14) Imagery (*) (15) AR/VR Guided Inspection (*) (16) Vibration Sensors and Dynamic Analysis (*) (17) Integrated Sensors (*) (18) X-ray (*) (19) Core Sampling of Concrete (*) (20) In-situ Strength Testing Methods (*) (21) Corrosion Detection and Monitoring Techniques (*) (22) Analysis of Ingress and Transport Properties (*) (*) For background information regarding building inspection technology see research project "Asses Inspection Reporting and Building Conditions in South Florida: (Miami-Dade and Broward Counties) II" as available from the following link: 	(8)	Acoustic Emission (*)
 (11) Grund Penetrating Radar (GPR) (*) (12) Thermography (*) (13) Fiber Optic Sensors (*) (14) Imagery (*) (15) AR/VR Guided Inspection (*) (16) Vibration Sensors and Dynamic Analysis (*) (17) Integrated Sensors (*) (18) X-ray (*) (19) Core Sampling of Concrete (*) (20) In-situ Strength Testing Methods (*) (21) Corrosion Detection and Monitoring Techniques (*) (22) Analysis of Ingress and Transport Properties (*) (*) For background information regarding building inspection technology see research project "Asses Inspection Reporting and Building Conditions in South Florida: (Miami-Dade and Broward Counties) II" as available from the following link: 	(9)	Sounding Techniques (*)
 (12) Thermography (*) (13) Fiber Optic Sensors (*) (14) Imagery (*) (15) AR/VR Guided Inspection (*) (16) Vibration Sensors and Dynamic Analysis (*) (17) Integrated Sensors (*) (18) X-ray (*) (19) Core Sampling of Concrete (*) (20) In-situ Strength Testing Methods (*) (21) Corrosion Detection and Monitoring Techniques (*) (22) Analysis of Ingress and Transport Properties (*) (*) For background information regarding building inspection technology see research project "Asses Inspection Reporting and Building Conditions in South Florida: (Miami-Dade and Broward Counties) II" as available from the following link: 	(10)	Stress Wave Methods – Ultrasonics (*)
 (13) Fiber Optic Sensors (*) (14) Imagery (*) (15) AR/VR Guided Inspection (*) (16) Vibration Sensors and Dynamic Analysis (*) (17) Integrated Sensors (*) (18) X-ray (*) (19) Core Sampling of Concrete (*) (20) In-situ Strength Testing Methods (*) (21) Corrosion Detection and Monitoring Techniques (*) (22) Analysis of Ingress and Transport Properties (*) (*) For background information regarding building inspection technology see research project "Asses Inspection Reporting and Building Conditions in South Florida: (Miami-Dade and Broward Counties) II" as available from the following link: 	(11)	Grund Penetrating Radar (GPR) (*)
 (14) Imagery (*) (15) AR/VR Guided Inspection (*) (16) Vibration Sensors and Dynamic Analysis (*) (17) Integrated Sensors (*) (18) X-ray (*) (19) Core Sampling of Concrete (*) (20) In-situ Strength Testing Methods (*) (21) Corrosion Detection and Monitoring Techniques (*) (22) Analysis of Ingress and Transport Properties (*) (*) For background information regarding building inspection technology see research project "Assess Inspection Reporting and Building Conditions in South Florida: (Miami-Dade and Broward Counties) II" as available from the following link: 	(12)	Thermography (*)
 (15) AR/VR Guided Inspection (*) (16) Vibration Sensors and Dynamic Analysis (*) (17) Integrated Sensors (*) (18) X-ray (*) (19) Core Sampling of Concrete (*) (20) In-situ Strength Testing Methods (*) (21) Corrosion Detection and Monitoring Techniques (*) (22) Analysis of Ingress and Transport Properties (*) (*) For background information regarding building inspection technology see research project "Asses Inspection Reporting and Building Conditions in South Florida: (Miami-Dade and Broward Counties) II" as available from the following link: 	(13)	Fiber Optic Sensors (*)
 (16) Vibration Sensors and Dynamic Analysis (*) (17) Integrated Sensors (*) (18) X-ray (*) (19) Core Sampling of Concrete (*) (20) In-situ Strength Testing Methods (*) (21) Corrosion Detection and Monitoring Techniques (*) (22) Analysis of Ingress and Transport Properties (*) (*) For background information regarding building inspection technology see research project "Asses Inspection Reporting and Building Conditions in South Florida: (Miami-Dade and Broward Counties) II" as available from the following link: 	(14)	Imagery (*)
 (17) Integrated Sensors (*) (18) X-ray (*) (19) Core Sampling of Concrete (*) (20) In-situ Strength Testing Methods (*) (21) Corrosion Detection and Monitoring Techniques (*) (22) Analysis of Ingress and Transport Properties (*) (*) For background information regarding building inspection technology see research project "Asses Inspection Reporting and Building Conditions in South Florida: (Miami-Dade and Broward Counties) II" as available from the following link: 	(15)	AR/VR Guided Inspection (*)
 (18) X-ray (*) (19) Core Sampling of Concrete (*) (20) In-situ Strength Testing Methods (*) (21) Corrosion Detection and Monitoring Techniques (*) (22) Analysis of Ingress and Transport Properties (*) (*) For background information regarding building inspection technology see research project "Asses Inspection Reporting and Building Conditions in South Florida: (Miami-Dade and Broward Counties) II" as available from the following link: 	(16)	Vibration Sensors and Dynamic Analysis (*)
 (19) Core Sampling of Concrete (*) (20) In-situ Strength Testing Methods (*) (21) Corrosion Detection and Monitoring Techniques (*) (22) Analysis of Ingress and Transport Properties (*) (*) For background information regarding building inspection technology see research project "Asses Inspection Reporting and Building Conditions in South Florida: (Miami-Dade and Broward Counties) II" as available from the following link: 	(17)	Integrated Sensors (*)
 (20) In-situ Strength Testing Methods (*) (21) Corrosion Detection and Monitoring Techniques (*) (22) Analysis of Ingress and Transport Properties (*) (*) For background information regarding building inspection technology see research project "Asses Inspection Reporting and Building Conditions in South Florida: (Miami-Dade and Broward Counties) II" as available from the following link: 	(18)	X-ray (*)
 (20) In-situ Strength Testing Methods (*) (21) Corrosion Detection and Monitoring Techniques (*) (22) Analysis of Ingress and Transport Properties (*) (*) For background information regarding building inspection technology see research project "Asses Inspection Reporting and Building Conditions in South Florida: (Miami-Dade and Broward Counties) II" as available from the following link: 	(19)	Core Sampling of Concrete (*)
 (21) Corrosion Detection and Monitoring Techniques (*) (22) Analysis of Ingress and Transport Properties (*) (*) For background information regarding building inspection technology see research project "Asses Inspection Reporting and Building Conditions in South Florida: (Miami-Dade and Broward Counties) II" as available from the following link: 		In-situ Strength Testing Methods (*)
 (22) Analysis of Ingress and Transport Properties (*) (*) For background information regarding building inspection technology see research project "Asses Inspection Reporting and Building Conditions in South Florida: (Miami-Dade and Broward Counties) II" as available from the following link: 	(21)	Corrosion Detection and Monitoring Techniques (*)
Inspection Reporting and Building Conditions in South Florida: (Miami-Dade and Broward Counties) II'' as available from the following link:		Analysis of Ingress and Transport Properties (*)
Inspection Reporting and Building Conditions in South Florida: (Miami-Dade and Broward Counties) II'' as available from the following link:	(*) For	background information regarding building inspection technology see research project "Assessment of
II'' as available from the following link:		
8	-	
https://www.floridabuilding.org/fbc/publications/Technical_Research_FY2022-2023.html		www.floridabuilding.org/fbc/publications/Technical_Research_FY2022-2023.html

ATTACHMENT 1 – ISSUES/ITEMS DEFERRED TO ASSIGNMENT 3

The Workgroup Voted Unanimously to Defer the Following Issues/Items to Assignment 3:

STANDARD FORMAT AND TRACKING OPTIONS (5 Options)

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

MAINTENANCE OPTIONS (2 Options)

- Maintenance Program Requirement Option. *(Ranked 2.0 June 6, 2023)*. *[Jim Shock]* Require a Maintenance program be submitted as part of a final inspection or at first Inspection along with formatting of a Maintenance log book:
 - Verify Upkeep of the Maintenance Log.
 - Verify and operate Plumbing Systems.
 - o Verify and operate Mechanical Systems.
 - Inspect for the presence of mold.
- Exterior Maintenance when not Included with Milestone Inspection Option. (Ranked 2.0 June 6, 2023). [[im Shock]
 - o Inspect Roofing System
 - o Inspect Penetration Sealants
 - o Inspect Exterior Painting and Finishes
 - o Drainage systems
 - o Paving and Parking Areas
 - o Seawalls and Flood prevention Measures
 - Waterproofing
 - o Check Operation of Swimming Pool and Spa Equipment

ATTACHMENT 2 – LEGAL GUIDANCE REGARDING ASSIGNMENT 3

LEGAL GUIDANCE REGARDING ASSIGNMENT #3

Justin Vogel, Commission Legal Counsel, has provided legal analysis and guidance regarding Assignment #3 (SB 154) generally, and for questions asked by Workgroup members specifically. Workgroup members should draft their proposed amendments using the guidance below, with the understanding that legal review will be ongoing and additional guidance provided as needed.

General Scope of the Assignment:

The Commission's assignment is spelled out by s. 553.899(12), F.S., which states:

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

The rulemaking is thus limited to implementing the provisions of s. 553.899, F.S., and as this section currently only applies to condominium and cooperative buildings, my opinion is that the code provisions should be limited in scope to these specific building types, and not be generally applicable.

There are four topics that the program *must* address, and these are:

- i) Inspection criteria
- ii) Testing protocols
- iii) Standardized inspection and reporting forms that are adaptable to an electronic format, and
- iv) Record maintenance requirements for the local authority.

I.3/I.5 Schock/Apfelbeck: Why did the Joint Administrative Procedures Committee ("JAPC") remove provisions from Chapter 1? What issues were raised by the Committee?

I reviewed the available documentation and spoke with a number of people who were involved in the rulemaking process at the time, but have not found any evidence that JAPC ever actually raised any objections to the contents of the administrative provisions of the Florida Building Code. Accordingly, the analysis of any proposed changes to the administrative provisions will be based on general principles of administrative law and any applicable Commission- or Florida Building Code-specific statutory provisions.

Section 553.73(4)(a), F.S., appears to establish the *minimum* requirements for what administrative provisions must be established within the code, insofar as it provides that "[a]ll entities authorized to enforce the Florida Building Code under s. 553.80 shall comply with <u>applicable standards for issuance of mandatory certificates of occupancy, minimum types of inspections, and procedures for plans review and inspections as established by the commission by rule."</u>

I.6 Gascon: What liberty do we have to modify the statutory language when including it in the Code?

Generally speaking, rules do not have to perfectly track some corresponding statutory language. In fact, sections 120.545(1)(c) and (2), F.S., provide that JAPC may object to a rule if it merely reiterates or paraphrases statutory material.

The Florida Building Code, however, is treated somewhat differently. Section 553.73(1)(a), F.S., specifically directs the Florida Building Commission to either directly include, or incorporate by reference, relevant laws into the Code:

The commission shall adopt, by rule pursuant to ss. 120.536(1) and 120.54, the Florida Building Code which shall contain or incorporate by reference all laws and rules which pertain to and govern the design, construction, erection, alteration, modification, repair, and demolition of public and private buildings, structures, and facilities and enforcement of such laws and rules, except as otherwise provided in this section.

This specific direction to the Commission to include relevant laws in the Code is in line with the legislative intent expressed in s. 553.72(1), F.S., which aims to create a "single, unified state building code… which consists of <u>a single set of documents</u> that apply to the design, construction, erection, alteration, modification, repair, or demolition of public or private buildings…" The Legislature apparently saw some practical value in including all of the relevant provisions in one place, even if some of them may be self-executing statutory requirements.

As a result, there are many statutory provisions which are incorporated – verbatim – into the Code. There is not a strict requirement that they be included in this manner, but any changes to statutory language would have to be consistent with the requirements of the statute. A rule may not be contrary to or enlarge a statutory provision, even if there are potential benefits to the public welfare by doing so.¹ The Commission will have a freer hand when the Legislature tasks it with developing provisions itself through the rulemaking process, compared to instances where the Legislature has already provided the requirements in statute and is merely directing the Commission to include them in the Code.

II.3 Gascon: Should these directions with respect to condo notices be in the Code?

"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."

No, these provisions address the responsibilities of condominium and cooperative associations and should be removed.

II.4-B: Gascon/Schock: can we strike the last sentence of this provision? Stafford: will the statute still apply?

The statutory provision will apply even if it is not included in the Code; omitting it would not negate its application, and would force inspectors to be aware of the fact that it exists elsewhere. Since this paragraph contains other relevant provisions pertaining to phase two inspections, I think it makes the most sense to retain the language here.

II.6: Apfelbeck: Whether we can remove the term "unsafe." Also: i) Anesta: general question re: whether we can remove "unsafe" throughout, and ii) should this be in the Code at all, since it deal with condos.

Subsection 553.899(8), F.S., provides that "[t]he inspection report must, at a minimum, meet all of the following criteria: ... (e) State whether <u>unsafe or dangerous conditions</u>, as those terms are defined in the <u>Florida Building Code</u>, were observed."

¹ See Capeletti Bros., Inc. v. Department of Transp., 499 So.2d 855, 857 (Fla. 1st DCA 1986).

This language clearly evinces the fact that the Legislature is aware that there are two separate terms, with different definitions. Subsections (8) and (11) are the only places in section 553.899, F.S., that use the term "unsafe." I do not believe that the Commission will be able to remove it from the inspection report, as it is explicitly required to be addressed by the statute. How (or whether) the term is incorporated into other parts of the rule will have to be evaluated on a case-by-case basis.

I do not think that there is an issue with including the provision requiring the milestone inspector to provide the report to the condominium or cooperative association.

II.7: Schock: Whether we can require the adoption of a form that is "substantially similar" to one found in an appendix.

The Commission is charged with adopting standardized inspection and reporting forms, so I think it would be advisable to have a model one in the body of the Code, rather than as an optional appendix that would require every jurisdiction in the state to go through the local amendment process to adopt. The local jurisdictions could amend the forms for local use.

III.8-A: i. Apfelbeck/Stafford: Does this conflict with 1808.2 and the days allowed for compliance. ii) Lavrich: Can we make the requirements stricter than the statute?

I do not believe that we have the authority to shorten the timeframe in the statute; the Legislature's direction on the matter seems very clear.

Local authorities have the ability to adopt local amendments that are more stringent than the corresponding Florida Building Code provisions, but I do not believe that either the Commission or local authorities have the ability to override clear statutory provisions in the absence of some specific authority to do so.

Guidance Documents: Apfelbeck: how should these be provided? Should they be within the Code?

If these are purely meant to be informational and helpful, but not mandatory, then I think that they should not be included as an appendix, but instead made available on the BCIS. They are highly tailored to the geographical area they were developed for, and do not fit the usual mold of an appendix being something that a local authority can adopt, since they nonbinding in nature and mostly provide tips and suggestions.