**Senate Bill 4D Assignment No. 2**

Proposed Primary suggestion:

Request Rule making authority to have the Commission develop a Structural and Fire Maintenance Program for Existing Buildings three stories or more within the state of Florida.

This will allow flexibility to modify the program by rule to consider new research with regards to existing buildings as well as changing codes, technologies and climatic conditions.

**Building to be covered:**

As a beginning we should begin by adding the follow types of buildings while further research is being completed.

* Apartments
* Parking Garages
* Stadiums, Coliseums, and Arenas
* Propose a research project based on findings in Miami Dade and Broward Counties and determine based on Occupancy Classification if there is any particular Occupancies that appear to be more vulnerable possibly due to the type of ownership or any other factors. This could be used as a starting point to avoid unnecessary cost or to possibly allow for a slower implementation for additional structures which may be better for this large of a project.

**Structural:**

 For the structural component of this assignment reference assignment #1.

 **Electrical:**

* Electrical service inspection up to and including the main service disconnect.
* Inspect Exit Lighting
* Inspect Emergency Lighting
* Emergency Generator and transfer switch operation

**Inspect Means of Egress:**

* Inspection of the Means of Egress path of travel
* Inspect Handrails and Guard Rails
* Verify Elevator Certification is up to date

**Inspect Passive Fire Protection Systems:**

* Inspect Fire Rating on Doors
* Inspect Fire and Smoke Walls
* Inspect Fire Rated Penetrations

**Inspect Active Fire Protection Systems:**

* + Verify approved testing within the past 5 years If no testing is recorded require testing and inspection of the following systems where applicable:
	+ Stair and shaft pressurization
	+ Smoke evacuation systems
	+ Fire Alarm testing
	+ Sprinkler System and Standpipes testing
	+ Hoods and Suppression Systems

**Maintenance:**

* + Require a Maintenance program be submitted as part of a final inspection or at first Inspection along with formatting of a Maintenance log book
	+ Verify Upkeep of the Maintenance Log.
	+ Verify and operate Plumbing Systems
	+ Verify and operate Mechanical Systems
	+ Inspect for the presents of mold

**Exterior Maintenance when not Included with Milestone Inspections:**

* Inspect Roofing System
* Inspect Penetration Sealants
* Inspect Exterior Painting and Finishes
* Drainage systems
* Paving and Parking Areas
* Seawalls and Flood prevention Measures
* Waterproofing
* Check Operation of Swimming Pool and Spa Equipment

**Inspection Time Frame:**

* + Same as Milestone Inspections

**Qualifications of Inspectors:**

* Engineers, Architects and their authorized representatives (For Structural Milestone Inspections)
* State Licensed Building and Fire Inspectors licensed under FS 468 and 633 or Engineers or Architects Licensed under FS 471 and 481 or their Authorized Representatives (For Life Safety and Maintenance Inspections)