

FLORIDA BUILDING COMMISSION
EXISTING BUILDING INSPECTION WORKGROUP
OPTIONS ACCEPTABILITY RANKING WORKSHEET — JUNE 6, 2023

OPTIONS ACCEPTABILITY RANKING EXERCISE OVERVIEW AND RANKING SCALE

During the meetings, Workgroup members will be asked to develop and rank options. Once ranked for acceptability, options with a with a ≥ 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 option may be reevaluated and re-ranked at the request of any Workgroup member or DBPR staff. The status of a ranked option will not be final until the final Workgroup meeting for the assignment on September 14, 2023, 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 refinements to the option to address their concerns. If a Workgroup member is not able to offer refinements to make the option acceptable (4) or acceptable with minor reservations (3) they should rate the option with a 1 (not acceptable).

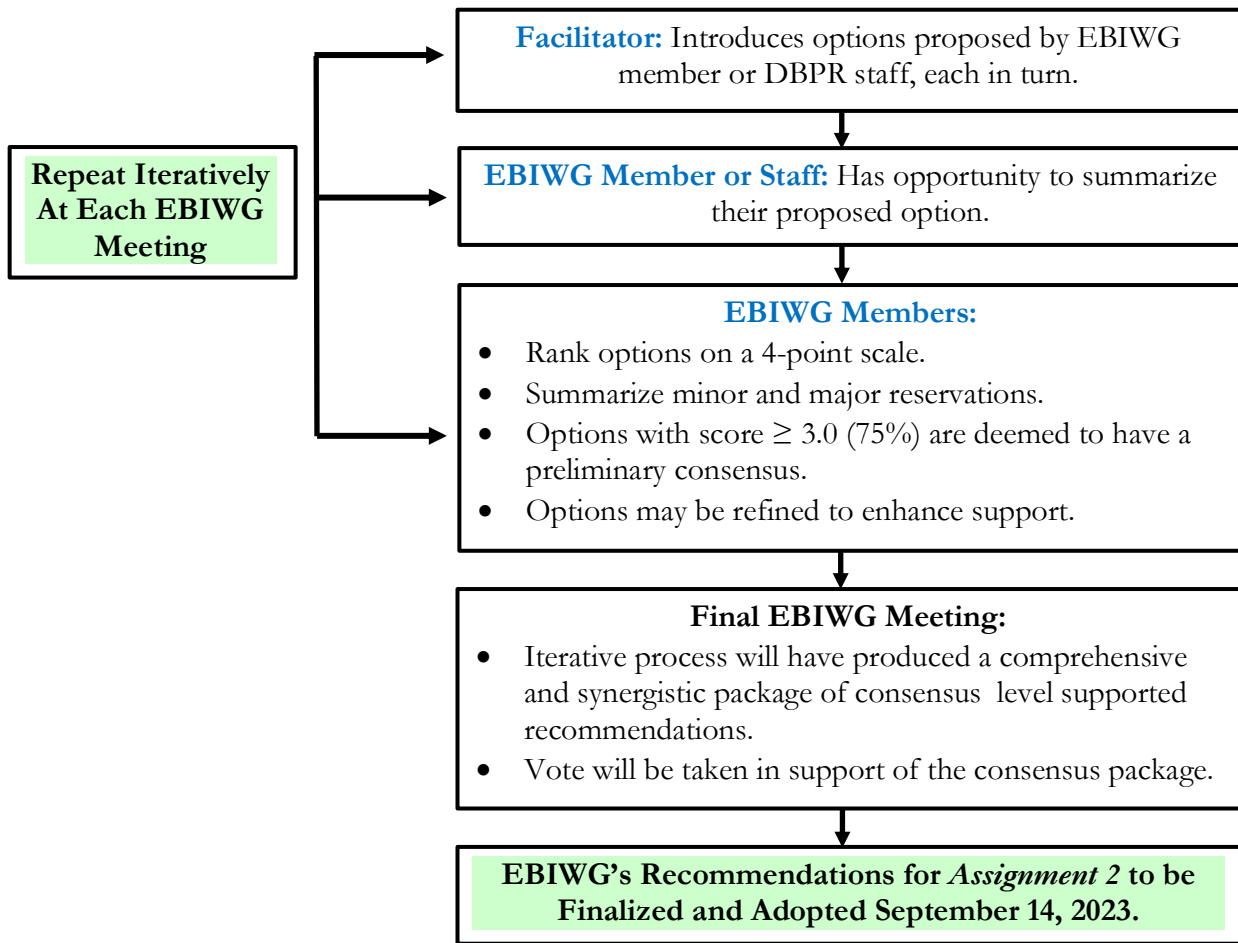
CONSENSUS SOLUTIONS OPTIONS EVALUATION PROCESS

- Facilitator will introduce each option in turn by Topical Category.
- The public may comment on options by Topical Category (not individually) and will be limited to 3 minutes per person.
- **Topical Categories:** **I.** Overarching and Procedural Threshold Recommendations, **II.** Buildings and Structures Covered, **III.** Life Safety Milestone Inspections, **IV.** Milestone Inspection Time Frames, **V.** Life Safety Verification Checklist, **VI.** Standard Format and Tracking, **VII.** Maintenance Outside Milestone Inspections, **VIII.** Qualifications for Inspectors, **IX.** Research Projects, and **X.** Options Outside Scope of Project.
- Proponent will have an opportunity to provide a brief summary of the option.
- Workgroup members may ask clarifying questions only (no discussion).
- The options will be ranked, each in turn using the following scale:

ACCEPTABILITY RANKING SCALE	4 = Acceptable, <i>I agree</i>	3 = Acceptable, I agree with minor reservations	2 = Not Acceptable, I don't agree <i>unless major reservations addressed</i>	1 = Not Acceptable
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- Workgroup members may briefly summarize their minor and major reservations.
- Options 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.
- Options 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 vote will be taken at the end of the last meeting (September 14, 2023) in support of the consensus package of recommendations. A 75% or greater level of support is required for consensus.
- All ranking results are preliminary until the vote is taken at the end of the last meeting

CONSENSUS SOLUTIONS OPTIONS EVALUATION PROCESS



CRITERIA TO CONSIDER FOR PROPOSING AND EVALUATING OPTIONS AND RECOMMENDATIONS	
CRITERIA	EXPLANATION
IMPORTANCE	Is this proposed option critically important to achieving the goals of <i>Assignment 2</i> ?
TIMELY	Will things get worse if the proposed option is not implemented?
FEASIBLE/ PRACTICAL	Is it likely that the proposed option will be successful in achieving the relevant goals of <i>Assignment 2</i> ?
RESOURCES	Are there resources available, or likely to become available for implementing the proposed option? Is implementation of the proposed option cost effective?
COMMITMENT	Is there commitment from the stakeholders, regulators, and legislators regarding implementation of the proposed option?

MEETING FACILITATION

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



ASSIGNMENT 2 (PHASE 2 OF PROJECT)
SECTION 553.899, F.S. – COMPREHENSIVE STRUCTURAL AND LIFE SAFETY STANDARDS FOR MAINTAINING AND INSPECTING ALL TYPES OF BUILDINGS AND STRUCTURES THREE STORIES OR HIGHER

ASSIGNMENT 2 SUMMARY

The Florida Building Commission shall consult with the State Fire Marshal to provide recommendations to the Legislature for the adoption of comprehensive structural and life safety standards **for maintaining and inspecting** all types of buildings and structures in this state that are three stories or more in height. The commission shall provide a written report of its recommendations to the Governor, the President of the Senate, and the Speaker of the House of Representatives by December 31, 2023.

WORKSHEET ORGANIZATION

WORKSHEET ORGANIZATION BY TOPICAL CATEGORIES	
SECTION 1	<p>Consensus level ranked and new and revised options are organized into (10) ten Topical Categories.</p> <ul style="list-style-type: none"> • Topical Categories: I. Overarching and Procedural Threshold Recommendations, II. Buildings and Structures Covered, III. Life Safety Milestone Inspections, IV. Milestone Inspection Time Frames, V. Life Safety Verification Checklist, VI. Standard Format and Tracking, VII. Maintenance Outside Milestone Inspections, VIII. Qualifications for Inspectors, IX. Research Projects, and X. Options Outside Scope of Project. • For each Topical Category, ranked options achieving an average of ≥ 3.0 (75%) are numbered from highest to lowest ranking starting with “1.” • New and Revised Options for the Topical Category follow, and are lettered in red by the order they were received starting with “A.”
SECTION 2	Current Options for Acceptability Ranking organized into the same ten Topical Categories.
SECTION 3	Options that were ranked but achieved < 75% Support are organized into the same ten Topical Categories and lettered from highest to lowest ranking starting with “A.”
SECTION 4	Comments received for consideration by the Workgroup not offering specific options for ranking.
SECTION 5	Options that were deferred from Assignment 1 as outside the scope of the assignment and not currently included in Section 1. Staff is recommending that the options in Section 5 are outside the scope of the Project (Assignment 1 and 2) and should be removed from consideration by the Workgroup.

SECTION 1 – RANKED CONSENSUS LEVEL AND NEW AND REVISED OPTIONS

I. OVERARCHING AND PROCEDURAL THRESHOLD RECOMMENDATIONS OPTIONS (4 CONSENSUS RANKED OPTIONS)

OPTIONS ACHIEVING A CONSENSUS LEVEL OF SUPPORT: ≥75% SUPPORT

Option 1) Scope of Recommendations. It is the consensus of the EBIWG that the general purpose of the life safety aspects of Assignment #2 is to identify coordination issues necessary to ensure that a milestone inspector has a checklist for verification that life safety inspections as required by the Florida Fire Prevention Code are being completed. *[DBPR Staff]*

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
<i>April 27, 2023 Ranking</i>				
4.00	14	0	0	0

Option 2) Structural Requirements. For the structural components of Assignment 2 reference the recommendations contained in the Commission’s *Recommendations on Milestone Structural Inspection Requirements* report submitted to Governor and Legislature pursuant to Assignment 1. *[Jim Schock]*

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
<i>April 27, 2023 Ranking</i>				
3.88	14	2	0	0
Comments and/or Reservations				
<ul style="list-style-type: none"> This should be as a minimum pending final results of recommendations. 				

Option 3) FFPC Provides for Life Safety Standards. It is the consensus of the EBIWG that the Florida Fire Prevention Code (FFPC) as administered by the State Fire Marshal provides for comprehensive mandatory life safety standards for maintaining and inspecting all types of buildings and structures in this state including those three stories or more in height. *[DBPR Staff]*

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
<i>April 27, 2023 Ranking</i>				
3.79	11	3	0	0
Comments and/or Reservations				
<ul style="list-style-type: none"> Does DSFM inspection program cover fully life-safety issues? I.e., fire suppression systems. John: Yes, at the core the program provides for uniform codes and standards and includes all of the key components. “Comprehensive” may restrict any needed revisions. Life-safety rules are comprehensive, but training, education, and enforcement in the field may not be as comprehensive. This is limited to 3 stories because it is the assignment. Only need to identify what needs to be verified in the milestone inspection program. 				

Option 4) Legislative Authority. 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. *[Jim Schock]*

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
<i>April 27, 2023 Ranking</i>				
3.75	12	4	0	0
Comments and/or Reservations				
<ul style="list-style-type: none"> • Need to ensure there is no overlap or taking of any authority from DSFM. • This program should be complementary to the authority already granted to DSFM. • Need to ensure the body reviewing the recommendations understands this it is necessary that the requirements be feasible for milestone inspectors to complete. 				

II. BUILDINGS AND STRUCTURES COVERED BY THE COMPREHENSIVE STRUCTURAL STANDARDS FOR MAINTAINING AND INSPECTING BUILDINGS AND STRUCTURES OPTIONS (4 CONSENSUS RANKED OPTIONS)

OPTIONS ACHIEVING A CONSENSUS LEVEL OF SUPPORT: ≥75% SUPPORT

Option 1) Local jurisdictions should retain authority to increase the requirements for their jurisdictions.

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
<i>April 27, 2023 Ranking</i>				
3.92	12	1	0	0

Option 2) Buildings and Structures Recommendations Applicable To. In addition to the buildings covered by the Milestone Inspections Program include apartments, parking garages, stadiums, coliseums, and arenas that are 3 stories or more in height to the scope of buildings and structures the Commission’s recommendations for life-safety standards apply to, pending the results of further research regarding other buildings and structures to include. *[Jim Schock]*

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
<i>April 27, 2023 Ranking</i>				
3.27	4	11	0	0
Comments and/or Reservations				
<ul style="list-style-type: none"> • Are we intentionally excluding high-rise buildings with business occupancies. • Also not including hotels in A-1. • Intent is to keep the work-load manageable (vis-vis qualified inspectors to perform the work) pending research supporting other buildings to add. Phased in approach to accommodate ability to have enough people to perform the work. • Goal is to develop details under recommended rulemaking authority. • The intent is to focus on buildings that have high density occupant loads. 				

Option 3) Apply Recommendations to High-Risk Occupancy. Type of building to be covered – three stories and more in height: For consistency with the FFPC (life-safety), limit coverage to those occupancies that are defined as “High-Risk Occupancy.” These are the buildings that verification of the life-safety requirements would apply to and trigger the second checklist for inspection and verification.

High-Risk Occupancy

An occupancy that has a history of high frequency of fires, high potential for loss of life or economic loss, or that has a low or moderate history of fires or loss of life but the occupants have a high dependency on the built-in fire protection features or staff to assist in evacuation during a fire or other emergency.

Examples of high-risk occupancies could include multiple-family dwellings, high-rise buildings, hotels, dormitories, lodging and rooming, assembly, child care, detention, educational, health care, and industrial.

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
<i>April 27, 2023 Ranking</i>				
3.20	3	12	0	0
Comments and/or Reservations				
<ul style="list-style-type: none"> • Incorporate these buildings into milestone inspections. • Specific to life-safety requirements in FFPC. • So... A single story childcare facility would include a milestone inspection in addition to life-safety inspections already required. This is too large a net. • No, only for 3 story or higher. • We are talking about what buildings the maintenance programs apply to, correct? • Leave structural aspects aside and focus on life-safety aspects for this second inspection program. • This is not separate program for life-safety – the goal is to coordinate inspections and verify life-safety requirements. • Difficult to reconcile without structural aspects also considered. • We will need to correlate and coordinate the various recommendations into a cohesive and comprehensive package of recommendations for the options that achieve a consensus level of support. • Identify when the additional checklist is applicable in order to verify inspections done by DSFM. • When do we want to trigger the second checklist (assignment 2) is the threshold issue. • Additional second checklist is to be used when you have these types of high-risk occupancy conditions. It is to check work that is already been done under the FFPC. 				

Option 4) Buildings and Structures Recommendations Applicable To. In addition to the buildings covered by the Milestone Inspections Program include apartments, parking garages, and residential and assembly occupancies that are 3 stories or more in height, excluding 1 and 2 family dwellings, to the scope of buildings and structures the Commission’s recommendations for life-safety standards apply to, pending the results of further research regarding other buildings and structures to include. *[Jim Schock]*

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
<i>April 27, 2023 Ranking</i>				
3.12	4	13	0	0
Comments and/or Reservations				
<ul style="list-style-type: none"> • Consider including the buildings associated with the parking garages. • I would assume the intent is not to include high rise buildings that are business occupancy. • Yes, until we get enough research. However, high rise buildings with parking garage will be included. 				

SECTION 2 – CURRENT OPTIONS FOR ACCEPTABILITY RANKING

I. OVERARCHING AND PROCEDURAL THRESHOLD RECOMMENDATIONS OPTIONS (1 NEW OPTION)

New Option A) Milestone Inspections Applicable to Buildings and Structures Covered By Recommendations. Require Life Safety and Structural Milestone Inspections for the buildings and structures covered by the comprehensive structural standards for maintaining and inspecting buildings and structures recommendations. *[Anne Cope]*

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
<i>June 6, 2023 Ranking</i>				
<i>Comments and/or Reservations</i>				
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II. BUILDINGS AND STRUCTURES COVERED BY THE COMPREHENSIVE STRUCTURAL STANDARDS FOR MAINTAINING AND INSPECTING BUILDINGS AND STRUCTURES OPTIONS (3 NEW OPTIONS)

Replacement Option 2A) Buildings and Structures the Recommendations Apply To. Pending the results of further research regarding whether certain type of buildings and structures should be included as part of the existing “Mandatory Structural Inspection Program”, it is the consensus of the EBIWG that the following three stories and more in height buildings should be subjected to both the existing “Mandatory Structural Inspection Program” and the proposed life-safety verification/inspection program:

Apartments/residential (excluding 1 and 2 family dwellings), parking garages or parking garage portion of buildings, stadiums, coliseums, arenas, assembly occupancies, high-rise buildings, hotels, dormitories, child care, detention, educational, health care, and industrial. *[Staff]*

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
<i>June 6, 2023 Ranking</i>				
<i>Comments and/or Reservations</i>				
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Replacement Option 3A) Buildings and Structures the Recommendations Apply To. Pending the results of further research regarding whether certain type of buildings and structures should be included as part of the existing “Mandatory Structural Inspection Program”, it is the consensus of the EBIWG that the following three stories and more in height buildings should be subjected to both the existing “Mandatory Structural Inspection Program” and the proposed life-safety verification/inspection program:

Apartments/residential (excluding 1 and 2 family dwellings), parking garages or parking garage portion of buildings, stadiums, coliseums, arenas, assembly occupancies, high-rise buildings, hotels, dormitories, child care, detention, educational, health care, and industrial. *[Staff]*

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
<i>June 6, 2023 Ranking</i>				

<i>Comments and/or Reservations</i>				
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Replacement Option 4A) Buildings and Structures the Recommendations Apply To. Pending the results of further research regarding whether certain type of buildings and structures should be included as part of the existing “Mandatory Structural Inspection Program”, it is the consensus of the EBIWG that the following three stories and more in height buildings should be subjected to both the existing “Mandatory Structural Inspection Program” and the proposed life-safety verification/inspection program:

Apartments/residential (excluding 1 and 2 family dwellings), parking garages or parking garage portion of buildings, stadiums, coliseums, arenas, assembly occupancies, high-rise buildings, hotels, dormitories, child care, detention, educational, health care, and industrial. *[Staff]*

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
<i>June 6, 2023 Ranking</i>				
<i>Comments and/or Reservations</i>				
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III. LIFE SAFETY MILESTONE INSPECTION OPTIONS (6 OPTIONS)

Option A) DBPR Staff Recommendation 4: Components of the building life safety systems that should be verified during the milestone inspection:

- Sprinkler systems
- Fire alarm systems
- Fire department access
- Fire department equipment (Hydrants, FDCs, Standpipes)
- In-building radio enhancement communication systems
- Stairwells clear and well maintained
- Means of egress
- Elevator(s)
- Smoke control systems
- Emergency power/generator
- Emergency lighting

[DBPR Staff]

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
<i>June 6, 2023 Ranking</i>				
<i>Comments and/or Reservations</i>				
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Option B) DBPR Staff Recommendation 4 with proposed amendments by Steve Kowkabany: Components of the building life safety systems that should be verified during the milestone inspection:

- Sprinkler systems
- Fire pump

- Fire alarm systems
- Fire department access
- Fire department equipment (Hydrants, FDCs, Standpipes)
- In-building radio enhancement communication systems
- Stairwells clear and well maintained
- Means of egress
- Elevator(s)
- Smoke control systems
- Fire stopping
- Emergency power/generator
- Emergency lighting
- Change of use or hazardous storage

[DBPR Staff with amendments proposed by Steve Kowkabany]

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
<i>June 6, 2023 Ranking</i>				
<i>Comments and/or Reservations</i>				
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Option C) Electrical Service Inspection. *[Jim Schock] [Dan Lavrich from Assignment 1]*

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

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
<i>June 6, 2023 Ranking</i>				
<i>Comments and/or Reservations</i>				
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Option D) Inspection of the Means of Egress. *[Jim Schock]*

- Inspection of the Means of Egress path of travel. *[Brad Schiffer from Assignment 1]*
- Inspect Handrails and Guard Rails. *[Brad Schiffer from Assignment 1]*
- Verify Elevator Certification is up to date.

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
<i>June 6, 2023 Ranking</i>				
<i>Comments and/or Reservations</i>				
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Option E) Inspect Passive Fire Protection Systems. *[Jim Schock]*

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

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
<i>June 6, 2023 Ranking</i>				
<i>Comments and/or Reservations</i>				
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Option F) Inspect Active Fire Protection Systems. *[Jim Schock]*

- 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

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
<i>June 6, 2023 Ranking</i>				
<i>Comments and/or Reservations</i>				
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IV. MILESTONE INSPECTION TIME FRAMES OPTIONS (2 OPTIONS)

Option A) Inspection Time Frame. Same as Milestone Inspections. *[Jim Schock]*

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
<i>June 6, 2023 Ranking</i>				
<i>Comments and/or Reservations</i>				
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Option B) Fire Escape Stairways and Balconies Inspection Time Frame. Fire escape stairways and balconies shall be examined for structural adequacy by a registered design professional every 5 years. An inspection report shall be submitted to the AHJ after such examination. *[Brad Schiffer]*

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
<i>June 6, 2023 Ranking</i>				
<i>Comments and/or Reservations</i>				
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V. UNIFORM LIFE SAFETY VERIFICATION CHECKLIST OPTIONS (3 OPTIONS)

Option A) DBPR Staff Recommendation 5: Uniform life safety verification checklist criteria for use during the milestone inspection(s):

- If the building has a fire sprinkler system, request a copy of the annual fire sprinkler test report.
- If the building has a fire alarm system, request a copy of the annual fire alarm test report.
- If applicable, verify that the hood fire suppression system is tagged and inspected by a state licensed fire suppression company.
- Verify that all exit ways and exit stair enclosures are clear and unobstructed.
- Verify that all fire extinguishers are inspected annually by a licensed fire extinguisher company and have a current inspection tag signed and dated.
- If the building has an emergency generator, request a copy of the test report of the emergency generator (maintenance records, load test results)
- If the tenant space contains emergency lighting, verify that they have been maintained in working order. The lights shall operate on normal electrical power and on battery backup power.
- Identify if there were deficiencies that were flagged by the fire official that the building is still required to comply with.
- Confirm that the annual inspection is being performed.
- Verification via a public record request from the jurisdiction to verify that all life safety violation(s) have been corrected.
- Verify elevator certificate is up to date.

[DBPR Staff]

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
<i>June 6, 2023 Ranking</i>				
<i>Comments and/or Reservations</i>				
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Option B) DBPR Staff Recommendation 5 with proposed amendments by Steve Kowkabany:

Uniform life safety verification checklist criteria for use during the milestone inspection(s):

- If the building has a fire sprinkler system, request a copy of the annual fire sprinkler test report. Verify that the fire sprinkler system is inspected annually by a licensed fire sprinkler contractor and has a current inspection tag signed and dated. Also verify current annual inspection tags on the fire sprinkler system backflow preventer and fire pump if the fire sprinkler system is equipped with those features.
- If the building has a fire alarm system, request a copy of the annual fire alarm test report. Verify that the fire alarm system is inspected annually by a licensed fire alarm contractor and has a current inspection tag signed and dated.
- Check for the presence of an in-building radio enhancement communication systems, and verify that the system is inspected annually by a licensed fire alarm contractor and has a current inspection tag signed and dated.
- Check the building for the presence of standpipes in the stairwells, unobstructed access to fire department connections (FDC's) for both the sprinkler system and the standpipes, and verify that there are unobstructed fire hydrants in proximity to the FDC connections and within 500 feet of all sides of the building.
- If applicable, verify that the hood fire suppression system is tagged and inspected by a state licensed fire suppression company.
- Verify that all exit ~~ways~~ corridors and exit stair enclosures are clear and unobstructed.
- Verify that smoke control systems are present, operable, and tested on an annual basis in high-rise building stairwells and building atriums at a minimum. Note the type of any smoke control systems that are present and obtain copies of most recent inspection records.

- Observe firestopping at joints and penetrations in rated walls and floors that are readily accessible including stairwell enclosures, penetrations of vertical shafts, and exposed floor ceiling assemblies in mechanical and electrical rooms at a minimum.
- Verify that all fire extinguishers are inspected annually by a licensed fire extinguisher company and have a current inspection tag signed and dated.
- If the building has an emergency generator, request a copy of the test report of the emergency generator (maintenance records, load test results)
- If the tenant space contains emergency lighting, verify that they have been maintained in working order. The lights shall operate on normal electrical power and on battery backup power.
- Identify if there were deficiencies that were flagged by the fire official that the building is still required to comply with.
- Confirm that the annual inspection is being performed.
- Verification via a public record request from the jurisdiction to verify that all life safety violation(s) have been corrected.
- Verify elevator certificate is up to date.
- Note any unpermitted changes of use, retrofits, or expansions of the building that may be observed and note the presence of any hazardous material storage or use.

[DBPR Staff with amendments proposed by Steve Kowkabany]

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
<i>June 6, 2023 Ranking</i>				
<i>Comments and/or Reservations</i>				
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Option C) Records of Inspections. Require a 10-year retention requirement for records of inspection.

I'm sure you know about the General Records Schedule that establishes retention times. I searched "inspection" and "fire." [General Records Schedules - Division of Library and Information Services - Florida Department of State \(myflorida.com\)](#)

While you're in there, search on "flood" – Item #357 "floodplain construction authorization records" are permanent retention. But Item #286 "Permits: Building" have 10 year retention. *[Rebecca Quinn]*

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
<i>June 6, 2023 Ranking</i>				
<i>Comments and/or Reservations</i>				
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VI. STANDARD FORMAT AND TRACKING OPTIONS (7 OPTIONS)

OPTIONS CARRIED OVER FROM ASSIGNMENT 1

Option A) Create electronic inspection form and submission system. *Ranked 3.75 on 08/09/22 [Anne Cope, Jim Schock]*

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
<i>June 6, 2023 Ranking</i>				

<i>Comments and/or Reservations</i>
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Option B) Standardize response options. [Anne Cope]

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
<i>June 6, 2023 Ranking</i>				
<i>Comments and/or Reservations</i>				
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Option C) Standardize condition assessment categories. [Anne Cope]

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
<i>June 6, 2023 Ranking</i>				
<i>Comments and/or Reservations</i>				
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Option D) Integrate with database for tracking and reporting. [Anne Cope]

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
<i>June 6, 2023 Ranking</i>				
<i>Comments and/or Reservations</i>				
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Option E) Standardize Inspection Form. [Jim Shock]

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
<i>June 6, 2023 Ranking</i>				
<i>Comments and/or Reservations</i>				
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Option F) Require that the structural integrity reserve studies be kept for a minimum of 50 years. [Tom Grogan]

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
<i>June 6, 2023 Ranking</i>				
<i>Comments and/or Reservations</i>				
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Option G) Fire Escape [Brad Schiffer]

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
<i>June 6, 2023 Ranking</i>				
<i>Comments and/or Reservations</i>				
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VII. MAINTENANCE OUTSIDE MILESTONE INSPECTIONS OPTIONS (2 OPTIONS)

Option A) Maintenance. *[Jim Schock]*

- 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

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
<i>June 6, 2023 Ranking</i>				
<i>Comments and/or Reservations</i>				
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Option B) Exterior Maintenance when not Included with Milestone Inspections. *[Jim Schock]*

- 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

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
<i>June 6, 2023 Ranking</i>				
<i>Comments and/or Reservations</i>				
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VIII. QUALIFICATIONS FOR INSPECTORS OPTIONS (3 OPTIONS)

Option A) Qualifications of Inspectors.

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

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
<i>June 6, 2023 Ranking</i>				
<i>Comments and/or Reservations</i>				
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OPTIONS CARRIED OVER FROM ASSIGNMENT 1

Option B) Qualifications to perform inspections. Phase One: a licensed architect or professional engineer, who has experience designing the structural components of buildings and inspecting structural components of existing buildings. *[Tom Grogan]*

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
<i>June 6, 2023 Ranking</i>				
<i>Comments and/or Reservations</i>				
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Option C) Qualifications to Perform Inspections. Phase Two: a licensed architect or professional engineer, who has a minimum of: (a) ten years of experience designing the primary structural components of buildings, and (b) a minimum of five years inspecting structural components of existing buildings of a similar size, scope, and type of construction. *[Tom Grogan]*

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
<i>June 6, 2023 Ranking</i>				
<i>Comments and/or Reservations</i>				
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IX. RESEARCH PROJECT RECOMMENDATIONS OPTIONS (1 OPTION)

Option A) Research on Occupancy Classifications. Propose a research project based on findings in Miami Dade and Broward Counties and determine based on Occupancy Classification if there are 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. *[Jim Schock]*

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
<i>June 6, 2023 Ranking</i>				
<i>Comments and/or Reservations</i>				
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X. OPTIONS OUTSIDE SCOPE OF PROJECT

Remove Options from Consideration by the Workgroup as Outside the Scope of the Project. DBPR staff is recommending the options in Section 5 be removed from consideration by the Workgroup as outside the scope of the project for both Assignment 1 and Assignment 2. Following are the Section 5 Options:

- **Section 553.899, F.S. Mandatory Structural Inspections for Condominium and Cooperative Buildings**
Comments: *[Tom Grogan]*
- Line 195: revise “condominium and cooperative buildings” to “all buildings”
- Lines 223 and 224: revise “a condominium association under chapter 718 and a cooperative association under chapter 719” to “all buildings”
- Lines 230 and 231: revise “condominium association or cooperative association” to “building owner”
- Lines 235 and 236: revise “condominium association or cooperative association” to “building owner”
- Lines 238 and 239: revise “condominium association or cooperative association” to “building owner”

- Lines 253 and 254: revise “condominium association or cooperative association” to “building owner”
- Lines 257 and 258: revise “condominium association or cooperative association” to “building owner”
- Line 266: Between “in this state” and “shall perform” insert the following “: who has experience designing the structural components of buildings and inspecting structural components of existing buildings.”
- Line 289: insert before “An inspector” the following “A phase two inspector shall be a Licensed Architect or Professional Engineer (PE) who has a minimum of: (a) ten years of experience designing the primary structural components of buildings, and (b) a minimum of five years inspecting structural components of existing buildings of a similar size, scope, and type of construction.
- Line 317: revise “The association” to “The building owner”
- Line 318-319: after “each” insert “tenant, ownership team,”
- Line 331: after “that” insert “an owner,”
- Insurance Availability and Cost. [Brad Schiffer]
- **Section 718.111 F.S. Comments:** Line 447: revise “15 years” to “50 years” (*need to keep reserve study for some time past the first 30-year inspection*). [Tom Grogan]
- **Section 719.104, F.S. Comments:** Lines 1797 and 1815: revise “15 years” to “50 years.” [Tom Grogan]

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
June 6, 2023 Ranking				

SECTION 3 – RANKED OPTIONS NOT ACHIEVING A CONSENSUS LEVEL OF SUPPORT: < 75 SUPPORT

I. OVERARCHING AND PROCEDURAL THRESHOLD RECOMMENDATIONS OPTIONS

OPTIONS NOT ACHIEVING A CONSENSUS LEVEL OF SUPPORT: < 75% SUPPORT

None.

II. BUILDINGS AND STRUCTURES COVERED BY THE COMPREHENSIVE STRUCTURAL STANDARDS FOR MAINTAINING AND INSPECTING BUILDINGS AND STRUCTURES OPTIONS

OPTIONS NOT ACHIEVING A CONSENSUS LEVEL OF SUPPORT: < 75% SUPPORT

Option A) The Florida Legislature should charge the Florida Building Commission with developing and maintaining the standards for all existing building inspections, in addition to Condominiums and Cooperative buildings, and that these standards be adopted into the Florida Building Code. [Allen Douglas] [Dan Lavrich]

AVERAGE	4= Acceptable	3= Minor Reservations	2= Major Reservations	1= Not Acceptable
April 27, 2023 Ranking				
1.60	0	1	7	7

Option B) Apply the Milestone Inspection requirements to all buildings in Florida which exceed 10 occupants and are greater than 2,000 square feet (at the very minimum all threshold buildings should be included). Detached one- and two-family dwellings and townhouses not more than three stories above grade should be exempt. [Tom Grogan]

AVERAGE	4= <i>Acceptable</i>	3= <i>Minor Reservations</i>	2= <i>Major Reservations</i>	1= <i>Not Acceptable</i>
<i>April 27, 2023 Ranking</i>				
1.50	0	1	5	8

SECTION 4 – COMMENTS RECEIVED FOR CONSIDERATION BY THE WORKGROUP THAT DON'T OFFER SPECIFIC OPTIONS FOR RANKING

Definition of Coastal. What does “coastal” mean? CCCL was mentioned. My assumption has been that coastal location is key because of conditions that contribute to damage, like corrosion by aerosol salts. If that’s correct, then obviously CCCL doesn’t do it. *[Rebecca Quinn]*

- I suggest the WG look at FEMA Technical Bulletin 8 Corrosion Protection for Metal Connectors and Fasteners in Coastal Areas. FEMA doesn’t define it, but Sec. 6 Causes of Corrosion has some data on distance from ocean and height above ground, and other factors. It also suggests relying on “local experience to estimate the areas where corrosion-resistant materials are needed.” So maybe a survey of building officials for their sense of how far inland corrosion is problematic? <https://www.fema.gov/emergency-managers/risk-management/building-science/national-flood-insurance-technical-bulletins> *[Rebecca Quinn]*
- FEMA’s Mitigation Assessment Team reports for coastal events call out corrosion and a factor contributing to damage, but the published reports don’t have enough information to relate to distance from shore. It’s likely someone could tease out some useful information from the raw data on inspections. I’m not familiar with the University of Florida inspections – maybe they note corrosion when they do damage inspections? *[Rebecca Quinn]*
- Someone may come up with “coastal high hazard area” as defined in Section 163.3179 Coastal Management, where the term is used for comprehensive planning and refers to “area below the elevation of category 1 storm surge line...” NOT the same “coastal high hazard area” shown on FEMA maps and defined in FBC. While that has the benefit of being mapped, it has zero relationship to aerosol salts. *[Rebecca Quinn]*

SECTION 5 – OPTIONS DEFERRED FROM ASSIGNMENT 1 AND NOT CURRENTLY INCLUDED IN SECTION 1

OPTIONS OUTSIDE THE SCOPE OF SECTION 553.899, F.S. (ASSIGNMENT 1 AND 2)

This topic was outside of the scope of Phase 1 (Assignment 1), and were retained for consideration during Phase 2 (Assignment 2) at the Workgroup's discretion. **DBPR staff is recommending these options are also outside the scope of Phase 2 (Assignment 2).**

- **Section 553.899, F.S. Mandatory Structural Inspections for Condominium and Cooperative Buildings Comments:** *[Tom Grogan]*
 - Line 195: revise “condominium and cooperative buildings” to “all buildings”
 - Lines 223 and 224: revise “a condominium association under chapter 718 and a cooperative association under chapter 719” to “all buildings”
 - Lines 230 and 231: revise “condominium association or cooperative association” to “building owner”
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