

**From:** Larry Murphy [mailto:Lawrence.Murphy@sarasotaFL.gov]  
**Sent:** Friday, September 17, 2021 8:17 AM  
**To:** Madani, Mo  
**Subject:** Appendix C

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Mo,  
I have not yet finished but wanted to at least send this.

## 2. SCOPE/RESPONSIBILITIES

The owner or owner's authorized representative of the building bears the responsibility for the maintenance of the building and for maintaining public safety.

Registered Design Professionals shall be used when required by Table 4.1 and Section 5.

The owner or owner's authorized representative is responsible for the orderly maintenance of buildings. Maintenance for the purpose of this appendix refers to all measures for maintenance of the planned condition or the assurance of unrestricted usability of a building. Servicing and regular inspections are essential elements of maintenance.

The Code (Building) Official shall ensure all existing buildings are maintained by the owner or owner's authorized

representative in accordance with the International Property Maintenance Code and this appendix.

The inspections required by Table 4.1 are in addition to those required by the applicable laws, ordinances and statutes

Mo,  
This highlighted section places the responsibility on the BO. I feel that it should be changed to say " The Code (Building) Official is authorized to require Owners to

perform The inspections outlined in section *f* Three phases of periodic inspections with specified frequency intervals over the service life of the building, performed by the following:

- » Maintenance inspection performed by the owner or owner's authorized representative
- » Periodic inspection performed by a Registered Design Professional
- » Milestone special inspection performed by a Registered Design Professional who is qualified and a registered engineer in the system discipline being inspected in accordance with the professional registration laws in the state of Florida.

#### 4. BUILDING OCCUPANCIES/RISK CATEGORY ASSESSMENTS/INSPECTION FREQUENCY

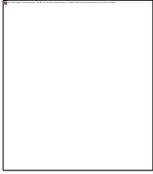
Each building or structure shall be assigned a minimum frequency of required inspections based upon its structural design risk category as specified in the International Building Code, Table 1604.5, and its exposure to environmental factors in accordance with Table 4.1. The frequency intervals for existing building inspections shall be maintained for the service life of the building.

Exceptions - The following are exempted from the required inspections of Table 4.1:

1. Detached one- and two-family dwellings and townhouses not more than three stories above grade plane in height with a separate means of egress, and their accessory structures not more than three stories above grade plane.
2. Hospital and hospital related facilities covered by the Joint Commission and AHCA accreditation surveys.
3. Educational facilities covered by the Florida State Requirements for Educational Facilities (SREF).

Mo,

1. I feel that 1,2,and three family dwellings Not more than 3 story should be exempt.
2. Federal, State , Government buildings should be exempt.
3. I also feel that single story could be expanded to 10k square feet. How many collapses have there been that was not related to disasters?



**Lawrence Murphy**

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