

**220831 EBIWG Assignment 1 Recommendations**  
**Prepared by Heather Anesta, PE, SE, MS, StS2**

**Relevant EBIWG Option Section:** Section II. Definition Options

**Proposed EBIWG Recommendation:** 2 NEW Options (2 total; Recommendation Alt A & Alt B)

**SB-4D & FBC Relevant Sections,** as currently written in Law & Code  
([https://www.floridabuilding.org/fbc/links\\_to\\_code\\_resources.html](https://www.floridabuilding.org/fbc/links_to_code_resources.html))

SB-4D Section 553.899(2)(a) and 553.899(7)(a)

FBCB 2020 Supp 2 Section 110.9.2(a) and 110.9.7.1

**Need for Recommendation:** (See end of document for Relevant Background Information)

The current SB-4D and FBCB language does not adequately identify pre-defined terms within its definition of a “milestone inspection”, and as such, it does not clearly indicate which terms are defined in FBCB and FS 627.706. It also does not correctly refer to the term “load-bearing elements” as defined by the FBC. Additionally, the current wording of “milestone inspection” refers the user to FS 627.706, which is relative to Sinkholes and is titled, “627.706 Sinkhole insurance; catastrophic ground cover collapse; definitions”. As such the FS 627.706 definitions should be copied into the FBC so that the user is not referencing a Sinkhole insurance statute during milestone inspections. Consistent use of terminology in subsequent sections is also addressed within this Recommendation.

Addressing this recommendation either by Alternative A, B, or similar, is necessary in order to ensure that the milestone inspections are sufficient to determine the structural integrity of a building.

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**Recommendations:**

**Alternative A:** (FBCB 2020 S2 passages provided as example below and mirrors the updates to SB-4D)

To ensure that the milestone inspections sufficiently determine the structural integrity of a building, the current wording of SB-4D 553.899(2)(a) and FBCB 2020 S2 Section 110.9.2(a) should be updated to enclose pre-defined phrases in quotations, and correct the term “load-bearing walls” to reflect the wording of the term as defined in FBCEB, as follows.

(a) “Milestone inspection” means a structural inspection of a building, including an inspection of “load-bearing walls elements”, as defined by FBCEB Chapter 2, and the “primary structural members” and “primary structural systems”, ~~as these terms are~~ defined in s. 627.706, Florida Statutes,...

This recommendation is also to update 553.899(7)(a) and FBCB Section 110.9.7.1 as follows, for consistent use of terms:

110.9.7.1. 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 inspection of items described within Section 110.9.2(a) ~~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 110.9.7.2, is not required. An architect or engineer who completes a phase one milestone inspection shall prepare and submit an inspection report pursuant to Section 110.9.8.

**Alternative B:** (FBCB 2020 S2 passages provided as example below and mirrors the updates to SB-4D)

To ensure that the milestone inspections sufficiently determine the structural integrity of a building, the current wording of SB-4D 553.899(2)(a) and FBCB 2020 S2 Section 110.9.2(a) should be updated to

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enclose pre-defined phrases in quotations, to only reference FBC Definitions, and correct the term “load-bearing walls” to reflect the wording of the term as defined in FBCEB, as follows.

(a) “Milestone inspection” means a structural inspection of a building, including an inspection of “load-bearing walls elements”, and the “primary structural members”, and “primary structural systems” as those terms are defined in s. 627.706, Florida Statutes as defined by FBCEB Chapter 2,

*The FBC Existing Buildings Chapter 2 should then be updated to copy/paste the referenced definitions from FS 627.706, and to clarify the definition of “primary structural member” to include “and/or” as shown within the “Relevant Background Information” section of this Recommendation.*

This recommendation is also to update 553.899(7)(a) and FBCB Section 110.9.7.1 as follows, for consistent use of terms:

110.9.7.1. 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 inspection of items described within Section 110.9.2(a) 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 110.9.7.2, is not required. An architect or engineer who completes a phase one milestone inspection shall prepare and submit an inspection report pursuant to Section 110.9.8.

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**Relevant Background Information:**

The below information is provided for the convenience of the EBIWG Members.

There is no definition for “load-bearing wall” within the FBCB, FBCB, or FS 604.706, and therefore that term must be updated in order to be consistently defined.

FBCB Chapter 2 Section 202 “General Definitions” provides the following definition for “load-bearing element”. The term addresses vertical and lateral loads supported by any load-bearing element, and therefore, its inspection will sufficient to address the structural integrity of a building during a milestone inspection. It is recommended to update the existing SB-4D term to be “load-bearing element” within the “milestone inspection” definition. (<https://codes.iccsafe.org/content/FLBC2020P1/chapter-2-definitions>)

“LOAD-BEARING ELEMENT. Any column, girder, beam, joist, truss, rafter, wall, floor or roof sheathing that supports any vertical load in addition to its own weight or any lateral load.”

The FBCB Chapter 2 Section 202 “Definitions” provide the following definition for “Bearing Wall Structure”. The term does not address lateral loads and/or non-wall load-bearing elements, and therefore its inspection will not be sufficient to address the structural integrity of a building during a milestone inspection. It is not recommended to update the existing SB-4D term to be “bearing wall structure” within the “milestone inspection” definition. (<https://codes.iccsafe.org/content/FLBC2020P1/chapter-2-definitions>)

“BEARING WALL STRUCTURE. A building or other structure in which vertical loads from floors and roofs are primarily supported by walls.”

FS 627.706 “Sinkhole insurance; catastrophic ground cover collapse; definitions” provides the following definitions, referenced by SB-4D & FBCB 2020 Supplement 2. The below definitions are applicable to “milestone inspections” as is, but they should be copied to FBCB or FBCEB Chapter 2 so that the user

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isn't referred to a Sinkhole insurance statute during milestone inspections. It is proposed to clarify the definition of "primary structural member" to include "and/or" as shown below.

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"Primary structural member" means a structural element designed to provide support and stability for the vertical and/or lateral loads of the overall structure.

"Primary structural system" means an assemblage of primary structural members.

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FS 627.706:

[http://www.leg.state.fl.us/Statutes/index.cfm?App\\_mode=Display\\_Statute&Search\\_String=&URL=0600-0699/0627/Sections/0627.706.html](http://www.leg.state.fl.us/Statutes/index.cfm?App_mode=Display_Statute&Search_String=&URL=0600-0699/0627/Sections/0627.706.html)