

August 31, 2022

Existing Building Inspection Work Group
Florida Building Commission

Regarding: Recertification of Existing Buildings

Subject: Comments to August 9th Meeting

EBIWG:

I was on the call on August 9th. At that time, I presented an issue I see with the Substantial Structural Deterioration Language. There seemed to be general agreement with my points that this definition makes no sense. Heather Anesta asked that I provide a revised definition. My response is below.

Substantial Structural Deterioration

In response to Heather Anesta's request for a new definition my response is that we don't need a definition.

Remember that a building recertification process has been in force for many years now in Broward and Miami-Dade County. Many engineers have been doing building recertifications and restoration engineering for these buildings for many years now.

We don't have a definition now and this is not what's wrong with our current, well-established recert system.

It's my opinion that we should not tell the engineer what he/she needs to see in order to move to a Phase 2. Let's let the experienced structural engineer decide what to do. We should not over-legislate this.

The SWG recommendations got this right. They indicate that a Phase 2 Inspection "Will be required if the PIRC of the Phase 1 inspection finds signs of structural distress and deems a Phase 2 inspection necessary to assure the structural health of the building." It's my opinion that this is sufficient.

Sincerely,



Carmelo Giglio, PE, SI