FLORIDA BUILDING COMMISSION
EXITING BUILDING INSPECTION WORKGROUP

OPTIONS ACCEPTABILITY RANKING RESULTS FOR INCLUSION IN THE WORKGROUP'S RECOMMENDATIONS TO THE FLORIDA BUILDING COMMISSION
UNANIMOUSLY ADOPTED 13 SEPTEMBER 2022

WORKGROUP RECOMMENDATIONS

ACTION 13 SEPTEMBER 2022: The Workgroup voted unanimously to adopt the Workgroup's package of consensus ranked options for inclusion in the Workgroup's Recommendations to the Florida Building Commission.

- **ASSIGNMENT 1 SUMMARY.** The Florida Building Commission shall review the milestone inspection requirements under this section and make recommendations, if any, to the Legislature to ensure inspections are sufficient to determine the structural integrity of a building. The Commission must provide a written report of any recommendations to the Governor, the President of the Senate, and the Speaker of the House of Representatives by December 31, 2022.
- **Overarching Recommendation**. The Overarching Recommendation will be to request Legislative authority for the Commission to further develop the specifics of the mandatory structural (milestone) inspections requirements and associated process for condominium and cooperative buildings by rule.
- **Key Topical Issue Categories.** The Recommendations will primarily be conceptual in nature and include key topical issue categories for further development including: Definitions, Timeframe for Inspections, Qualifications for Inspectors, Inspection Standards/Checklists, and Local Governments/Report Submittal.
- **Consensus Ranked Options.** The Recommendations to the Commission will include the Workgroup's consensus ranked options of specific recommendations to change statute and/or rule, and consensus ranked options as examples of strategies that enjoy a consensus level of support between stakeholder interests, with the specifics to be evaluated and refined through rulemaking and using the Commission's established consensus building process.
- **Section V:** Heather Anesta prepared 6 alternative Options regarding what triggers a Phase 2 inspection. The Workgroup will decide whether to incorporate an option(s) into their package of recommendations.
- **Staff Will Draft Recommendations.** Staff will draft the recommendations to the Florida Building Commission (Commission).
- **Competing Consensus Level Options.** Staff will identify any consensus level options that are contradictory and the Workgroup will discuss how to resolve any conflicts during their October 4, 2022 meeting.
- **Workgroup's Recommendations to the Commission.** The Workgroup will adopt the Workgroup's Recommendations to the Commission and the Draft *Florida Building Commission's Recommendations on Milestone Structural Inspection Requirements* during their October 4, 2022 meeting.
- **Adoption By Commission.** The Final Draft of the *Florida Building Commission's Recommendations on Milestone Structural Inspection Requirements* incorporating the Workgroup's recommendations will be posted to the BCIS and submitted to the Commission for their adoption during their October 11, 2002 meeting.

ASSIGNMENT 1 (PHASE 1 OF PROJECT)
SECTION 553.899, F.S. - MANDATORY STRUCTURAL INSPECTIONS FOR CONDOMINIUM AND COOPERATIVE BUILDINGS

ASSIGNMENT 1 SUMMARY

The Florida Building Commission shall review the milestone inspection requirements under this section and make recommendations, if any, to the Legislature to ensure inspections are sufficient to determine the structural integrity of a building. The Commission must provide a written report of any recommendations to the Governor, the President of the Senate, and the Speaker of the House of Representatives by December 31, 2022.

WORKGROUP PROCESS

During the meetings, Workgroup members were asked to develop and rank options using a 4-Point acceptability ranking scale. Once ranked for acceptability, options with a ≥ 3.0 average ranking (75%) were considered consensus recommendations for inclusion in the Workgroup's final package of recommendations to the Commission. In addition, the Workgroup voted unanimously in support of the package of consensus recommendations at their 13 September 2022 meeting. During the 4 October 2022 meeting the Workgroup will finalize their recommended consensus recommendations, and recommend the Commission approve the draft *Florida Building Commission's Recommendations on Milestone Structural Inspection Requirements* report, incorporating the Existing Building Inspection Workgroup's Recommendations.

The proposed options were ranked, each in turn using the following scale:

ACCEPTABILITY RANKING SCALE	***4 = Acceptable,*** *I agree*	***3 = Acceptable,*** *I agree with* ***minor reservations***	***2 = Not Acceptable, I do*** *unless* ***major reservations*** *addressed*	***1 = Not Acceptable***

OPTIONS RANKING RESULTS ORGANIZATION

- The Options Ranking Results are organized into 4 Sections.
- **Section 1 (page 3):** Consensus level ranked options are organized into 6 Topical Categories.
- **Topical Categories: I.** Procedural Recommendations, **II.** Definitions, **III.** Timeframe for Inspections, **IV.** Qualifications for Inspectors, **V.** Inspection Standards/Checklists, and **VI.** Local Governments/Report Submittal.
- For each Topical Category, ranked options achieving an average of ≥ 3.0 (75%) are numbered from highest to lowest ranking starting with "1."
- **Section 2 (page 13):** Options that were initially consensus ranked but replaced by an alternate option(s).
- **Section 3 (page 16):** Options that were ranked but achieved < 75% Support are organized into the same 6 Topical Categories and lettered from highest to lowest ranking starting with "A."
- **Section 4 (page 21):** Options that are outside the scope of Assignment 1 are listed and organized by topic.

SECTION 1 – CONSENSUS LEVEL OPTIONS

I. PROCEDURAL RECOMMENDATIONS

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

Option 1 – Ranked 4.00) Recommend that instead of making changes to the Law the Legislature charge the Building Commission with rulemaking to further define the inspection criteria and process implementation as outlined in Section 553.899, F.S.

Option 2 – Ranked 3.43) Coastline Mapping. The commission should include or facilitate the coastline maps for the entire state.

II. DEFINITIONS OPTIONS

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

Option 1 – Ranked 3.71) Specific Statutory and/or Rule Language Change. (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, 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.

Option 2 – Ranked 3.43) Standard of Care. Use the ASCE 11-99 Guidelines for Structural Condition Assessment of Existing Buildings (1) as a standard for assessments for providing a reasonable standard of care.

Option 3 – Ranked 3.36) **Specific Statutory and/or Rule Language Change.** Drop the term "Service Life" from Statute.

Option 4 – Ranked 3.14) **Specific Statutory and/or Rule Language Change.** 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 ~~those 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.

III. Timeframe for Inspections Options

Options Achieving A Consensus Level of Support: ≥75% Support

Option 1 – Ranked 3.93) **Specific Statutory and/or Rule Language Change.** **Section 110.9.4.** If a milestone inspection is required under this section and the building's certificate of occupancy was issued on or before July 1, 1992, for non-coastal buildings or July 1, 1997 for coastal buildings, the building's initial milestone inspection must be performed before December 31, 2024 and every 10 years thereafter. If the date of issuance for the certificate of occupancy is not available, the date of issuance of the building's certificate of occupancy shall be the date of occupancy evidenced in any record of the local building official.

Option 3 – Ranked 3.71) **Specific Statutory and/or Rule Language Change.** **Section 110.9.6.** Within 180 days after receiving the written notice under Section 110.9.5, the condominium association or cooperative association must complete phase one of the milestone inspection. For purposes of this section, completion of phase one of the milestone inspection means the licensed engineer or architect who performed the phase one inspection submitted the inspection report by e-mail, United States Postal Service, or commercial delivery service to the local enforcement agency. If Required, a Phase 2 progress report with an estimated timeline for completion, must be submitted within 180 days after submitting the Phase 1 report.

Option 3 – Ranked 3.69) Have only one initial timeline for the first milestone inspection of 30 years. This may be adjusted based on further UF research.

IV. Qualifications for Inspectors Options

Options Achieving A Consensus Level of Support: ≥75% Support

Option 1 – Ranked 3.62) All corrective work inspections: all corrective work must be permitted through the Building Official and be inspected by a Professional Engineer with a Special Inspector certification. The final correction report must be submitted to the Building Official and sealed by the special inspector and approved by the milestone phase 2 inspector if they are not the same person. The permit must be finalized by the Building Official.

Option 2 – Ranked 3.50) Non-Threshold Buildings. Phase 1 and Phase 2 milestone inspections may be completed by a Florida Professional Engineer or Architect. All Corrective action reports must be signed and sealed by the Professional engineer or Architect.

Option 3 – Ranked 3.29) Specific Statutory and/or Rule Language Change. (FBCB 2020 S2 passages provided 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) and FBCB 2020 S2 Section 110.9.2 should be reorganized to provide the description of an inspector as its own term, "milestone inspector", referencing the purpose of the "milestone inspection", and update such references within the remainder of the text, as follows:

(a) "Milestone Inspector" means a licensed architect or engineer authorized to practice in this state and capable of performing the "milestone inspection" for the purposes of attesting to the life safety and adequacy of the structural components of the building, by determining if substantial structural deterioration is present as defined herein, and, to the extent reasonably possible, determining the general structural condition of the building as it affects the safety of such building, including a determination of any necessary maintenance, repair, or replacement of any structural component of the building. In accordance with Section 110.9, the Milestone Inspector must develop the Phase 1 and/or Phase 2 milestone inspection plan(s) in order to fulfill the purpose of the "milestone inspection", and perform the Phase 1 and/or Phase 2 on-site inspections in order to achieve the milestone inspection's purpose.

(~~a~~b) "Milestone inspection" means a structural inspection of a building, including an inspection of load-bearing walls and the primary structural members and primary structural systems, as those terms are defined in s. 627.706, Florida Statutes, by a Milestone Inspector as defined herein. ~~licensed architect or engineer authorized to practice in this state for the purposes of attesting to the life safety and adequacy of the structural components of the building and, to the extent reasonably possible, determining the general structural condition of the building as it affects the safety of such building, including a determination of any necessary maintenance, repair, or replacement of any structural component of the building.~~ The purpose of such inspection is to determine if there is substantial structural deterioration as defined herein, in accordance with Section 110.9.7, and is not to determine if the condition of an existing building is in compliance with the Florida Building Code Building or the firesafety code.

(~~b~~c) "Substantial structural deterioration" means substantial structural distress that negatively affects a building's general structural condition and integrity. The term does not include surface imperfections such as cracks, distortion, sagging, deflections, misalignment, signs of leakage, or peeling of finishes unless the licensed engineer or architect performing the phase one or phase two inspection determines that such surface imperfections are a sign of substantial structural deterioration in accordance with Section 110.9.7.

Subsequently, the below passages can also be updated to simply say "Milestone Inspector" and reference the "milestone inspection" definition:

110.9.6. Within 180 days after receiving the written notice under Section 110.9.5, the condominium association or cooperative association must complete phase one of the milestone inspection. For purposes of this section, completion of phase one of the milestone inspection means the Milestone Inspector ~~licensed engineer or architect~~ who performed the phase one inspection submitted the inspection report by e-mail…

110.9.7. A milestone inspection consists of two phases:

110.9.7.1. For phase one of the milestone inspection, a Milestone Inspector ~~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(b) ~~major structural components of a building~~, and provide a qualitative assessment of the structural conditions of the building. If the Milestone Inspector ~~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. A Milestone Inspector ~~An architect or engineer~~ who completes a phase one milestone inspection shall prepare and submit an inspection report pursuant to Section 110.9.8.

110.9.7.2. A phase two of the milestone inspection must be performed if any substantial structural deterioration is identified during phase one. A phase two inspection may involve destructive or nondestructive testing at the **Milestone** Inspector's direction. The inspection may be as extensive or as limited as necessary to fully assess areas of structural distress in order to confirm that the building is structurally sound and safe for its intended use and to recommend a program for fully assessing and repairing distressed and damaged portions of the building. When determining testing locations, the Milestone Inspector must give preference to locations that are the least disruptive and most easily repairable while still being representative of the structure. A~~n~~ **Milestone** Inspector who completes a phase two milestone inspection shall prepare and submit an inspection report pursuant to Section 110.9.8.

110.9.8. Upon completion of a phase one or phase two milestone inspection, the Milestone Inspector ~~architect or engineer~~ who performed the inspection must submit a sealed copy of the inspection report with …

Option 4 – Ranked 3.23) All Phase 2 Inspections must be performed by a Professional Engineer with either SE or SI designation (Section 553.899 (7) (b) Phase 2 inspection).

Option 5 – Ranked 3.21) When an Architect or Professional Engineer is required, they can be a team of professionals with an Architect or Professional Engineer acting as a *Registered Design Professional in Responsible Charge*. All work and reports must be signed and sealed by the appropriate, qualified team member.

Option 6 – Ranked 3.08) When the building is a threshold building as defined in the FBC, the engineer conducting the inspection and preparing the report must also be qualified as a Special Inspector by the State of Florida DBPR.

Option 7 – Ranked 3.00) 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.

V. Inspection Standards/Checklist Options

Options Achieving A Consensus Level of Support: ≥75% Support

Option 1 – Ranked 3.70) **Specific Statutory and/or Rule Language Change.** Delete the term "~~Recertification~~" and replace with "Building Safety Inspection." Recertification sets an incorrect expectation. (553.899 (2) terms).

Option 2 – Ranked 3.62) Inspections Criteria. Request the Legislature give the Florida Building Commission rule-making authority to establish a minimum Building Safety Inspection Program (use language in law milestone) and add it to the Florida Building Code for Existing Buildings which may be amended using the existing Local Technical Amendment process providing it does not reduce the baseline requirements. (Such Technical amendments should not be subject to the existing sunset provisions of the Law). In addition to Inspector Qualifications, Reporting, and Definitions the baseline requirements shall address the following:

- Through rule-making the Commission shall establish a Building Safety Inspection program. They may use but not limited to Miami-Dade and Broward programs (excluding Electrical) as guidance document as well as other appropriate information.
- Reporting documents shall be standardized and be adaptable to electronic reporting.
- Provide an overall condition assessment such as Good, Fair, Poor; along with the ability to provide a descriptive narrative and Photographs.
- Include but not limited to the following inspection areas:
  - Load bearing walls,
  - Primary structural Members,
  - Primary structural systems,
  - Structural components of means of egress,
  - Roofing,
  - Balcones,
  - Post Tension Slabs and Anchorage,
  - Sealants, Curtain Walls, Storefronts, Window installation, Flashing and Building Cladding,
  - Foundations investigating excessive settlement or ground subsidence etc.,
  - Review of existing construction documents, permits and inspection records check for non-approved changes,
  - Review of Maintenance records, and,
  - Inspection of any flood protective measures such as seawalls or floodproofing provisions.

Option 3 – Ranked 3.38) Ensure Existing Plans/Resources Access.

- House in building departments (AHJ), so resources/plans are available when needed for inspections, etc.
- Avoid duplication of researching available construction documents.
- Updating the documents if remodeled.

Option 4 – Ranked 3.23) Use the Coastal Construction Control Line (CCCL) as the line from which to measure the three-miles in from the coast; see line 229 of SB 4-D.

Option 5 – Ranked 3.08) Phase 2. Require, when testing and at the discretion of the design professional, the use of scientific testing protocols for Phase 2 inspections in addition to visual inspection techniques for determining the structural integrity of a building.

NDT Protocols for existing buildings are as follows for Phase 2:
1. ASTM F1869 – Chloride test for concrete
2. ASTM C876 (half-cell) – Scan of concrete at a depth of 6" to measure rebar deterioration
3. ASTM C1153- Thermography
4. ASTM D8231 modified – Electronic Leak Detection of membrane roofing
5. AAMA 511 – Pressure Testing of Fenestrations
6. ASTM D4580 – Delam roller for Stucco and Concrete

Option 6 – Ranked 3.00) Develop a new Chapter (Chapter 18) within the FBCEB 2020 as a Supplement, to include the FBCB 110.9 information as well as universal baseline guidance and minimum requirements for mandatory milestone inspections. The Chapter should define common terminology, condition ratings, and minimum requirements applicable to all building sizes and construction materials relative to mandatory milestone inspections. Within this recommendation, it is proposed to call the new Chapter, "FBCEB Chapter 18 Guideline for Mandatory Milestone Inspections", and to include the below Sections at a minimum:
Section 1801 Purpose & Scope
Section 1802 Definitions, Symbols, and Notations
Section 1803 General Requirements
Section 1804 Structural Integrity
Section 1805 Phase 1 Milestone Inspection Minimum Requirements
Section 1806 Phase 2 Milestone Inspection Minimum Requirements
Section 1807 Referenced Standards

NEW INSPECTION STANDARDS/CHECKLISTS OPTIONS REGARDING TRIGGERS FOR PHASE 2 INSPECTIONS.

Option A) SPECIFIC, LOAD & CONTEXT -BASED TRIGGERS:
110.9.7. A milestone inspection consists of two phases:
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 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. In cases where during phase one, the Milestone Inspector determines **that any of the following conditions are present, and that such condition(s) prevent** a visual, qualitative examination of the building for signs of substantial structural deterioration, then a phase two inspection per Section 110.9.7.2 is required in order for the Milestone Inspector to further conduct exploration, analysis, and/or testing as needed (e.g. GPR, removal of drywall, computational analysis, load testing, etc.).

a. **Absence of construction documents**
b. **Existing Structural Conditions which differ from and/or overload the original Structural Design Intent**
c. **Undocumented, Unsealed, and/or Unpermitted Prior Repairs and/or Renovations**
d. **Undocumented interior/exterior cladding/paint conditions prior to most recent application/installation**
e. **Inadequate load path of lateral and/or vertical system**
f. **Need for repairs which will require substantial shoring**

An architect or engineer who completes a phase one milestone inspection shall prepare and submit an inspection report pursuant to Section 110.9.8. *[Heather Anesta]*

AVERAGE	*4= Acceptable*	*3= Minor Reservations*	*2= Major Reservations*	*1= Not Acceptable*
	Rank 10/04/22			
Comments or Reservations				
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Option B) SPECIFIC, LOAD TRIGGER:

110.9.7. A milestone inspection consists of two phases:

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 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. In cases where during phase one, the Milestone Inspector determines that **there are undocumented prior repairs and/or renovations which create existing conditions that differ from and/or overload the original structural design intent,** then a phase two inspection per Section 110.9.7.2 is required in order for the Milestone Inspector to further conduct exploration, analysis, and/or testing as needed (e.g. GPR, removal of drywall, computational analysis, load testing, etc.). An architect or engineer who completes a phase one milestone inspection shall prepare and submit an inspection report pursuant to Section 110.9.8. *[Heather Anesta]*

AVERAGE	*4= Acceptable*	*3= Minor Reservations*	*2= Major Reservations*	*1= Not Acceptable*
	Rank 10/04/22			
Comments or Reservations				
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Option C) BROAD, CONDITION TRIGGER:

110.9.7. A milestone inspection consists of two phases:

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 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. In cases where during phase one, the Milestone Inspector determines that **there are conditions which prevent** a visual, qualitative examination of the building for signs of substantial structural deterioration**, such as the presence of undocumented prior repairs and/or renovations, and/or inadequate building historical information,** then a phase two inspection per Section 110.9.7.2 is required in order for the Milestone Inspector to further conduct exploration, analysis, and/or testing as needed (e.g. GPR, removal of drywall, computational analysis, load testing, etc.). An architect or engineer who completes a phase one milestone inspection shall prepare and submit an inspection report pursuant to Section 110.9.8. *[Heather Anesta]*

AVERAGE	*4= Acceptable*	*3= Minor Reservations*	*2= Major Reservations*	*1= Not Acceptable*
	Rank 10/04/22			
Comments or Reservations				

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Option D) BROAD, CONTEXT TRIGGER:

110.9.7. A milestone inspection consists of two phases:

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 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. In cases where during phase one, the Milestone Inspector determines that **the building's condition, history, or layout prevent** a visual, qualitative examination of the building for signs of substantial structural deterioration, then a phase two inspection per Section 110.9.7.2 is required in order for the Milestone Inspector to further conduct exploration, analysis, and/or testing as needed (e.g. GPR, removal of drywall, computational analysis, load testing, etc.). An architect or engineer who completes a phase one milestone inspection shall prepare and submit an inspection report pursuant to Section 110.9.8.

AVERAGE	*4= Acceptable*	*3= Minor Reservations*	*2= Major Reservations*	*1= Not Acceptable*
	Rank 10/04/22			
Comments or Reservations				
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Option E) BROAD TRIGGER:

110.9.7. A milestone inspection consists of two phases:

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 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. In cases where during phase one, the Milestone Inspector determines that a visual, qualitative examination of the building **is not sufficient** to determine signs of substantial structural deterioration, then a phase two inspection per Section 110.9.7.2 is required in order for the Milestone Inspector to further conduct exploration, analysis, and/or testing as needed (e.g. GPR, removal of drywall, computational analysis, load testing, etc.). An architect or engineer who completes a phase one milestone inspection shall prepare and submit an inspection report pursuant to Section 110.9.8. *[Heather Anesta]*

AVERAGE	*4= Acceptable*	*3= Minor Reservations*	*2= Major Reservations*	*1= Not Acceptable*
	Rank 10/04/22			
Comments or Reservations				
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Option F) ***ADDITIONALLY****, regardless of which Trigger Option above is selected, the below items need to be updated to reflect the changes in 110.9.7.1:*

110.9.7.2. A phase two of the milestone inspection must be performed if any substantial structural deterioration is identified during phase one and/or when triggered by the conditions described within Section 110.9.7.1 are present. A phase two inspection may involve destructive or nondestructive testing at the inspector's direction. The inspection may be as extensive or as limited as necessary to fully assess areas of structural distress in order to confirm that the building is structurally sound and safe for its intended use and to recommend a program for fully assessing and repairing distressed and damaged portions of the building.

When determining testing locations, the inspector must give preference to locations that are the least disruptive and most easily repairable while still being representative of the structure. An inspector who completes a phase two milestone inspection shall prepare and submit an inspection report pursuant to Section 110.9.8.
110.9.8. Upon completion of a phase one or phase two milestone inspection, the architect or engineer who performed the inspection must submit a sealed copy of the inspection report with a separate summary of, at minimum, the material findings and recommendations in the inspection report to the condominium association or cooperative association, and to the building official of the local government which has jurisdiction. The inspection report must, at a minimum, meet all of the following criteria:
(a) Bear the seal and signature, or the electronic signature, of the licensed engineer or architect who performed the inspection.
(b) Indicate the manner and type of inspection forming the basis for the inspection report.
(c) Identify any substantial structural deterioration, within a reasonable professional probability based on the scope of the inspection, describe the extent of such deterioration, and identify any recommended repairs for such deterioration.
(d) State whether unsafe or dangerous conditions, as those terms are defined in the Florida Building Code, were observed.
(e) Recommend any remedial or preventive repair for any items that are damaged but are not substantial structural deterioration.
(f) Identify and describe any items requiring further inspection.
(g) When applicable, identify the items which triggered a phase two inspection (phase one report), and how each item was addressed and/or remedied (phase two report). *[Heather Anesta]*

AVERAGE	*4= Acceptable*	*3= Minor Reservations*	*2= Major Reservations*	*1= Not Acceptable*
	Rank 10/04/22			
Comments or Reservations				
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VI. LOCAL GOVERNMENTS/REPORT SUBMITTAL OPTIONS

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

Option 1 – Ranked 3.85) Phase 1 Milestone Inspection Report. Information to be included in the Phase 1 report:

- Name of the Condo or Coop entity along with contact information
- Name and contact information of the licensed individual(s) conducting the inspection
- Provision for signature and seal of the licensed individual conducting the inspection
- General condition rating and any specific detail observations along with any recommendations for each inspection categories listed in the inspection criteria
- Optional area for other notes and comments
- Date(s) survey was conducted
- Date of report
- The final phase 1 report must be submitted to the Jurisdiction for record purposes and to establish if a need for further action is necessary.

- The report must provide instruction if a Phase 2 inspection is required and if the need is of such a critical nature that it is time sensitive.
- The report must provide an overall qualitative structural assessment of the building.

Option 2 – Ranked 3.77) Phase 2 Milestone Inspection Report. Information to be included in the Phase 2 report:

- Name of the Condo or Coop entity along with contact information
- Name and contact information of the licensed individual(s) conducting the inspection
- Provision for signature and seal of the licensed individual conducting the inspection
- References cited under Phase I report for follow up
- Date of report
- Identify the damage and describe the extent of the repairs needed along with repair recommendations
- Area(s) requiring added inspection as well as results of any testing
- Manner and type of inspections preformed
- Optional area for other notes and comments
- Graded urgency of each recommended repair
- Date(s) inspection was conducted
- State if it is unsafe or dangerous condition
- Identify any needs for additional inspections
- Submit a corrective action report after repairs are made.

SECTION 2 – CONSENSUS SUPPORTED OPTIONS REPLACED BY ALTERNATE OPTIONS

I. PROCEDURAL RECOMMENDATIONS

None.

II. DEFINITIONS OPTIONS

None.

III. TIMEFRAME FOR INSPECTIONS OPTIONS

OPTIONS ACHIEVING A CONSENSUS LEVEL OF SUPPORT: ≥75% SUPPORT REPLACED BY REVISED AND/OR COMBINED OPTIONS

Option Initially Ranked 3.30) Have only one initial timeline for the first milestone inspection (25 or 30 years).

Option Initially Ranked 3.21) Eliminate the 25-year inspection requirement for buildings that are within 3 miles of the coastline.

IV. QUALIFICATIONS FOR INSPECTORS OPTIONS

None.

V. INSPECTION STANDARDS/CHECKLIST OPTIONS REPLACED

OPTIONS ACHIEVING A CONSENSUS LEVEL OF SUPPORT: ≥75% SUPPORT REPLACED BY REVISED AND/OR COMBINED OPTIONS

Option Initially Ranked 3.42) Ensure Existing Plans/Resources Access.

Option Initially Ranked 3.25) Use Miami-Dade County's General Considerations and Guidelines and the Structural Report Template (except the electrical guidelines and template) as the minimum reporting for compliance with the reports described in Section 553.899, F.S.*(Note: the specific language/document was provided)*

Option Initially Ranked 3.25) Use the 22-point inspection procedure listed in FBPE October 2021 Newsletter article – A Look at Building Recertification… by John C. Pistorino, P.E., S.I. *(Note: the specific language was provided)*

Option Initially Ranked 3.23) FBC to create a standard fillable form for Phase I inspections for use by the licensed professional retained which would include:

- Name of the Condo or Coop entity along with contact information
- Name and contact information of the licensed individual(s) conducting the survey

- Provision for signature and seal of the licensed individual conducting the survey
- Specific areas detailing observations and any recommendations
  - These can be structural, waterproofing and related areas of concern
- Optional area for other notes and comments
- Date(s) survey was conducted
- Date of report

Option Initially Ranked 3.17) FBC to create standard fillable form for Phase II inspections for use by the licensed professional retained which would include:

- Name of the Condo or Coop entity along with contact information
- Name and contact information of the licensed individual(s) conducting the survey
- Provision for signature and seal of the licensed individual conducting the survey
- References cited under Phase I report for follow up
- Area(s) requiring added inspection as well as results of testing deemed necessary
  - Provision for recommended repairs, if needed, as well as definition of extent and identification of such areas
- Optional area for other notes and comments
- Graded urgency of each recommended repair
- Date(s) inspection was conducted
- Date of report

Option Initially Ranked 3.12) Use Broward County's Board of Rules and Appeals Policy #05-05 – Building Safety Inspection Program, including General Considerations & Guidelines for Building Safety Inspections *(Note: an electronic copy of the Final document was provided)*

Option Initially Ranked 3.00) Note whether deficiencies are found in conditioned or unconditioned spaces.

Option Initially Ranked 3.00) Structural Inspection includes: (553.899 (7) (a) and (b) Phase 1 and 2 inspection):

- Roofing,
- Balcones,
- Post Tension Slabs and Anchorage,
- Caulking, Curtain Walls, Window installation, Flashing and Building Cladding,
- Foundations investigating excessive settlement or ground subsidence,
- Review of existing construction documents, permits and inspection records check for non-approved changes,
- Review of Maintenance records,
- Inspection of any flood protective measures such as seawalls or floodproofing provisions.

Option Initially Ranked 3.00) Include guidelines/minimum requirements for Structural Assessments of Existing Buildings within the FBC Existing Building, by means of an additional Chapter and/or Appendix. The "checklist" and other introductory/baseline information would be included within this Chapter/Appendix. The purpose of this suggestion is to clearly organize Assessment Requirements separate from other Repair/Alteration information. This clear organization can establish a baseline consensus for all engineers, so we all have a common "starting point" for our assessment, vocabulary, and overall understanding of the assessment's purpose. The provided information should be "universal" to each assessment, and should

not pigeonhole or micromanage the engineer beyond the baseline consensus. Within the new Chapter/Appendix, provide the following information, at a minimum (presented below in no particular order). Note that when other Standards/Codes are referenced or paraphrased within my below suggestions, it is my suggestion that the FBC adopt the language or something similar to it. I am not suggesting that the FBC contain paraphrases or references to other Codes/Standards. *(Note: the specific language was provided)*

VI. Local Governments/Report Submittal Options

Options Achieving A Consensus Level of Support: ≥75% Support Replaced By Revised and/or Combined Options

Option Initially Ranked 3.50) The final report must be submitted to the Jurisdiction for record purposes and to establish if a need for further action is necessary. The report must provide instruction if a phase 2 inspection is required. The report must provide a qualitative structural assessment of the building.
If required by the phase 1 inspection destructive or nondestructive testing may be required.

- Recommend a program to fully address the repairs
- Submit the Phase 2 Report to the jurisdiction
  - Seal the report
  - Manner and type of inspections preformed
  - Identify the damage and describe the extent of the repairs needed along with repair recommendations
  - State if it is unsafe or dangerous condition
  - Identify any needs for additional inspections
- Submit a corrective action report after repairs are made (553.899 (8) reporting).

Option Initially Ranked 3.42) Suggested post-repair report to document repairs completed as well as verification of post-work inspection by licensed professional and/or local Building Department if permits were required.

SECTION 3 - ASSIGNMENT 1 OPTIONS NOT ACHIEVING A CONSENSUS LEVEL OF SUPPORT: < 75 SUPPORT

I. PROCEDURAL RECOMMENDATIONS

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

None.

II. DEFINITIONS OPTIONS

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

Option A – Ranked 2.93) Remove the term "*Substantial Structural Deterioration*" as the threshold for determining when a Phase 2 Inspection is required, and replace with language along the lines of: "If after the Phase 1 Inspection is completed the engineer finds that the structural system has been weakened, then a Phase 2 Inspection is required."

Option B – Ranked 2.21) Define "Durability" based on consensus documents.

Option C – Ranked 1.93) Define Service Life of a building based on existing consensus documents.

III. TIMEFRAME FOR INSPECTIONS OPTIONS

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

Option A – Ranked 2.57) Require a 25-year milestone for all buildings to simplify the enforcement efforts for the building departments.

IV. QUALIFICATIONS FOR INSPECTORS OPTIONS

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

Option A – Ranked 2.92) Structural Safety Inspections of Threshold Buildings or Structure: All phase 1 milestone inspection of a threshold building or structure as defined above may be completed by a Professional Engineer or Architect. All phase 2 milestone inspections of a Threshold building or structure must be by a Professional Engineer with a Special Inspector certification or a board-certified Structural Engineer.

Option B – Ranked 2.92) Structural Safety Inspection of non-threshold buildings or Structure: All Phase 1 and phase 2 inspections of non-threshold buildings must be performed by a licensed Professional Engineer or Architect.

Option C – Ranked 2.78) 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.

Part of Option C) Qualifications to perform inspections: 10 years of experience in design, and five years of experience in inspection of similar type structures for those performing Phase 2 inspections.
Part of Option C) Require that All Professional Engineers and Architect must be actively licensed and in good standing with their appropriate licensing boards

Option D – Ranked 2.29) Define the Qualifications for Engineers that are able to perform Phase 1 and Phase 2 Structural Assessments based on the updated Miami Dade Ordinance Chapter 8* in conjunction with the FBPE Structural Recognition Program (https://fbpe.org/licensure/structural-engineering-recognition-program/). Consider if it should be named/tracked as a Structural Building Assessment License/Specialty/Certificate/Inspector.

**Miami Dade Ordinance Chapter 8 updated language as of 6/1/22:*
A.) The structural portion of such report must be prepared by a Professional Engineer registered in the State of Florida specializing in structural design.
B.) The electrical portion of such written report must be prepared by a Professional Engineer registered in the State of Florida specializing in electrical design.
C.) A self-qualification letter shall be submitted as part of the structural report for threshold buildings, stating that the engineer is a practicing structural engineer and has worked with buildings equivalent to the building being certified and shall be accompanied by proof of the engineer's state Department of Business and Professional Regulation (DBPR) structural specialization [*and/or FBPE Structural Engineer Recognition*]."

Option E – Ranked 2.23) Define the Qualifications for Engineers that are able to perform Structural Assessments, and consider if it should be named/tracked as a Structural Building Assessment License/Specialty/Certificate/Inspector. The definition of the qualifications can be listed within the FBC Existing Building or suggested to Legislature to be defined within the Florida Statutes, similar to Threshold Inspectors. The below suggestion considered qualifications we would expect from Structural Building Assessors. The range of qualifications below can be easily applied to existing engineers as well as future engineers, without forcing anyone to take an exam or get a Masters degree. *(Note: the specific language was provided)*

Option F – Ranked 2.07) Threshold Buildings: All Phase 1 milestone inspections must be performed by a Florida Architect or Professional Engineer. All Phase 2 inspections shall be performed by a Professional Engineer with either 10 years of verifiable experience involving structural design and inspections or a professional engineer with a Special Inspector designation issued by the Board of Professional Engineers. All Corrective action reports must be signed and sealed by the Professional engineer conducting the phase 2 inspection and the Special Inspector.

Option G – Ranked 1.93) Threshold Buildings. All Phase 1 and 2 milestone inspections shall be performed by a Professional Engineer with either 10 years of verifiable experience involving structural design and inspections or a professional engineer with a Special Inspector designation issued by the Board of Professional Engineers. All Corrective action reports must be signed and sealed by the Professional engineer conducting the Phase 2 inspection and the Special Inspector.

Option H – Ranked 1.86) Minimum Requirements. Consider utilizing the following criteria to qualify Engineers to be able to perform Phase 1 and Phase 2 Structural Assessments:
A. Professional Engineering License in the State of Florida for at least 4 years.
B. In addition to the above requirement, meet at least three of the following criteria:

- Master's degree in Civil Engineering (must have emphasis in Structures) from a program that has an EAC/ABET-accredited program in Civil Engineering or Structural Engineering at the undergraduate or graduate level.
- Pass the NCEES 16-hour Structural Exam
- Structural Design Background Type A: EOR New Design
- Structural Design Background Type B: EOR Repair/Renovation Design
- Structural Design Background Type C: Design Engineer New & Repair Design
- Structural Assessment Background Type A: EOR Assessment
- Structural Assessment Background Type B: Design Engineer Assessment

C. See Specific Language provided for definitions of terms."

V. INSPECTION STANDARDS/CHECKLIST OPTIONS

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

Option A – Ranked 2.83) Define "*Standard of Care*" (Section 553.899 (2) terms).

Option B – Ranked 2.77) Encourage a load test ("insitu load test") on each structure (at discretion of the design professional).

Option C – Ranked 2.77) To ensure that the milestone inspections address buildings that are exposed to saltwater at an earlier age (25 years), the Legislature should consider revising the 25-year milestone inspection requirement in SB-4D 553.899(3) and FBC 2020 S2 110.9.3 to apply to buildings that are located between the uppermost water table's saltwater interface boundary and the coastline as defined by s. 376.031, rather than a 3-mile offset of the coastline. If acceptable, the Legislature should charge FDEP, USGS, and/or Other Agencies with compiling the existing saltwater interface line maps within PDF and ArcGIS, and publish a Statewide map as soon as possible. The building officials and building owners can then use the maps to easily locate the affected buildings. See the figures from ArcGIS and SFWMD within the Relevant Background Information section at the end of this recommendation for screenshots of the existing maps.

Option D – Ranked 2.75) Life Safety elements deterioration in Phase 1 Guard/Hand rail Fire Escape Means of Egress Ensure Inspections are Sufficient to determine structural integrity.

Option E – Ranked 2.69) Minimum Adoptive Ordinance. This option is based on the same process used when the commission place mandatory flood requirements into the Florida Building Code and provided a sample minimum flood ordinance which could be adopted and modified to reflect any higher standards the Jurisdiction wished to adopt. Example: you may require structural members, load bearing walls, structural systems, roofs and balconies as mandatory and water intrusion items as higher standards which may be adopted locally. This allows for smaller less populated jurisdictions to adopt according to their needs.

Option F – Ranked 2.60) Criteria for inspection of concrete structure. During visual inspections of concrete structures, a minimum of 20% of the areas having exterior concrete slab systems with column to slab interfaces, shall be visually evaluated from above and underneath. If visual evaluation cannot take place, these areas shall be scanned with infrared thermography equipment by a person competent in measuring and analyzing the results obtained therein. After either type of evaluation, an assessment shall be made by the inspector as to any void spaces or crack growth present at the measured areas. If void spaces or corrosion is

noted in either visual or infrared testing, then a percentage deduction in strength of the connection in correlation to the observed amount of corrosion or void spaces shall be made by the inspector during the phase 1 assessment.

Option G – Ranked 2.50) Time limit for emergency mitigation measures. If the inspector finds a phase 2 assessment is necessary, there shall be a deadline placed by the inspector as to the time limit of any recommended emergency mitigation measures to be made by the responsible party. Further, if 90 days passes and the inspector's recommendation for phase 2 mitigation has not taken place, the inspector is no longer expected to be responsible for the assessment or mitigation of the structure and the AHJ may have cause to revoke the certificate of occupancy of the building to ensure corrective measures are taken.

Option H – Ranked 2.42) Maintenance Plan from First Occupancy. Start existing building inspection programs from first occupancy (not until milestone inspections*)*.

Option I – Ranked 2.17) (FBCB 2020 S2 passages provided below and mirror 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(7)(a)&(b) and FBCB 2020 S2 110.9.7.1 and 110.9.7.2 need to be updated to trigger a Phase 2 inspection when there are building conditions which will inherently prevent or obstruct an Inspector from reasonably assessing if there is Substantial Structural Deterioration utilizing the Phase 1 visual, qualitative inspection, as described below.
110.9.7. A milestone inspection consists of two phases:
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 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. <u>If any of the below conditions are present at the start of or over the course of the initial phase one inspection, then a phase two inspection per Section 119.9.7.2 is required</u>.

g. <u>Absence of complete as-built plans</u>
h. <u>Existing Structural Conditions which differ from and/or overload the original Structural Design Intent</u>
i. <u>Discovery of Structural Design Defects</u>
j. <u>Undocumented, Unsealed, and/or Unpermitted Prior Repairs</u>
k. <u>Undocumented interior/exterior cladding/paint conditions prior to most recent application/installation</u>
l. <u>Discontinuity of Load Path</u>
m. <u>Repairs which require substantial shoring</u>

An architect or engineer who completes a phase one milestone inspection shall prepare and submit an inspection report pursuant to Section 110.9.8.
110.9.7.2. A phase two of the milestone inspection must be performed if any substantial structural deterioration is identified during phase one <u>and/or any of the items listed in 110.9.7.1 are present.</u> A phase two inspection may involve destructive or nondestructive testing at the inspector's direction. The inspection may be as extensive or as limited as necessary to fully assess areas of structural distress in order to confirm that the building is structurally sound and safe for its intended use and to recommend a program for fully assessing and repairing distressed and damaged portions of the building. When determining testing locations, the inspector must give preference to locations that are the least disruptive and most easily repairable while still being representative of the structure. An inspector who completes a phase two milestone inspection shall prepare and submit an inspection report pursuant to Section 110.9.8.
110.9.8. Upon completion of a phase one or phase two milestone inspection, the architect or engineer who performed the inspection must submit a sealed copy of the inspection report with a separate summary of, at

minimum, the material findings and recommendations in the inspection report to the condominium association or cooperative association, and to the building official of the local government which has jurisdiction. The inspection report must, at a minimum, meet all of the following criteria:
(a) Bear the seal and signature, or the electronic signature, of the licensed engineer or architect who performed the inspection.
(b) Indicate the manner and type of inspection forming the basis for the inspection report.
(c) Identify any substantial structural deterioration, within a reasonable professional probability based on the scope of the inspection, describe the extent of such deterioration, and identify any recommended repairs for such deterioration.
(d) State whether unsafe or dangerous conditions, as those terms are defined in the Florida Building Code, were observed.
(e) Recommend any remedial or preventive repair for any items that are damaged but are not substantial structural deterioration.
(f) Identify and describe any items requiring further inspection.
(g) Identify which, if any, conditions listed in Section 110.9.7.1 were present (phase one and phase two), and how they were addressed and/or remedied (phase two).

Option J – Ranked 2.08) Define the "Coastline" as the distance from the coast of all saltwater and/or brackish water bodies, or as per existing consensus documents.

Option K – Ranked 2.08) Inspection of Concrete. When using infrared or looking at voids to determine a comfortable amount of cracks, inspect concrete using requirements of ACI 201, ASCE 11-99**.**

Option L – Ranked 2.00) As part of an inspection of waterfront (not beachfront) buildings, fitting the criteria, located on waterways, (generally canals and the intercostal waterway) an inspection shall be performed of the seawall or tidal flood barrier. A tidal flood barrier is defined as; any structure or shoreline feature including, but not limited to, Banks, Berms, Green-Grey Infrastructure, Seawalls, Seawall Caps, upland stem walls, or other infrastructure that impedes tidal waters from flowing onto adjacent property or public right-of-way and located within or along a Tidally Influenced Area. This definition is not meant to include Rip-Rap, derelict erosion control structures, or permeable earthen mounds that do not provide an impermeable water barrier to tidal flooding.

Option M – Ranked 1.92) Elevated Slabs Inspections. Require inspectors to "rely on a statistician to determine an appropriate random survey of the building that would offer 90% certainty of that the investigation captured the representation of the building." (In lieu of 20% of the slab/column area being checked).

Option N – Ranked 1.73) Consider a base line structural inspection using Non-Destructive testing at CO. This can be used to evaluate how the structure is ageing over time.

Option O – Ranked 1.15) Require a load test ("insitu load test") on each structure.

VI. Local Governments/Report Submittal Options

Options Not Achieving A Consensus Level of Support: < 75% Support

None.

SECTION 4 - ASSIGNMENT 2 (PHASE 2 OF PROJECT) OPTIONS/ISSUES

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.

SCOPE OPTIONS

This topic is outside of the scope of Phase 1 (Assignment 1). These options will be retained for consideration during Phase 2 (Assignment 2).

- 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.
- 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.
- **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.
- **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.
- Require that the structural integrity reserve studies be kept for a minimum of 50 years.
- **Section 553.899, F.S. Mandatory Structural Inspections for Condominium and Cooperative Buildings Comments:**
  - 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,"
- The program should apply to all buildings, not just Condominiums and Cooperatives. Buildings do not age or deteriorate based on ownership.
- Add electrical inspections as well as structural inspections to the safety inspection program.

OUTSIDE THE SCOPE OF SECTION 553.899, F.S. OPTIONS

- Insurance Availability and Cost.
- **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).*
- **Section 719.104, F.S. Comments:** Lines 1797 and 1815: revise "15 years" to "50 years."

INSPECTION STANDARDS/CHECKLIST OPTIONS

- Create electronic inspection form and submission system. ***Ranked 3.75 on 08/09/22***
- Standardize response options.
- Standardize condition assessment categories.
- Integrate with database for tracking and reporting.
- Standardize Inspection Form.
- Life Safety elements deterioration in Phase 1: Guard/Hand Rail, Fire Escape, and Means of Egress.

PROCEDURAL RECOMMENDATIONS OPTIONS

- 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.