

## Structural Technical Advisory Committee – Glitch

### 8<sup>th</sup> Edition (2023) Florida Building Code – Existing Building

#### Chapter 18 Minimum Requirements for The Mandatory Milestone Inspections

#### CA-FBC-EB - Ch. 18 – Glitch #1

#### Staff

#### Chapter 18 Minimum Requirements for the Mandatory Milestone Inspections

Revise section 1801.2 to read as follows:

**1801.2 Scope.** An owner or owners of a building that is three habitable stories or more in height as determined by the Florida Building Code and that is subject, in whole or in part, to the condominium or cooperative form of ownership as a residential condominium under chapter 718 or a residential cooperative under chapter 719 must have a milestone inspection performed.

**Exception:** No change.

Revise section 1808.2 to read as follows:

**1808.2 Repair.** A board of county commissioners or municipal governing body ~~may~~ shall adopt an ordinance requiring that a condominium or cooperative association and any other owner that is subject to this section schedule or commence repairs for substantial structural deterioration within a specified timeframe after the local enforcement agency receives a phase two inspection report; however, such repairs must be commenced within 365 days after receiving such report.

Revise section 1808.3 to read as follows:

#### **1808.3 Required Repairs or Modifications:**

1. In the event that repairs or modifications are found to be necessary as a result of the milestone inspection, the building owner must commence such repairs or modifications within ~~365 days from the date the phase two milestone inspection report is received by the local enforcement agency~~ or the timeframe as established by the local governing body in accordance with Section 1808.2. All applicable requirements of this code shall be followed with all applicable permits obtained. If an owner or association fails to submit proof to the local enforcement agency that repairs have been commenced for substantial structural deterioration identified in the inspection report within the required timeframe, the structure may be deemed to be unsafe and unfit for occupation. Such findings shall be reviewed by the Building Official and shall be sent to the Special Magistrate, Code Enforcement Board, or Unsafe Structures Board, as appropriate. Such finding may also be reported as a complaint to the Department of Business and Professional Regulation Division of Condominiums, Timeshares, and Mobile Homes.

**2 – 4 No change**

**(Code language for consistency with HB 913 – bill effective date – July 1, 2025)**

**TAC Recommendation:** Glitch - AS

**Commission Action:**