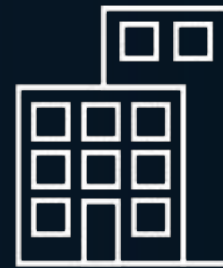


PASADO, PRESENTE Y FUTURO:

CONDOMINIOS

EN LA FLORIDA

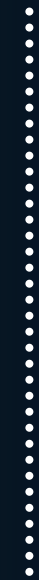




1981

COCOA BEACH, FLORIDA

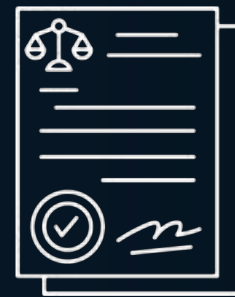
Construction Standards



2021

SURFSIDE, FLORIDA

Transparency Issues



2022 - 2023

CHANGES BY THE LEGISLATURE

Legislation over the years



The Future

Accountability, oversight, and investment

1981

COCOA BEACH

HARBOR CAY CONDOMINIUM







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PUBLICATIONS

NBSIR 81-2374

Investigation of Construction Failure of Harbour Cay Condominium in Cocoa Beach, Florida



U.S. DEPARTMENT OF COMMERCE
National Bureau of Standards
National Engineering Laboratory
Center for Building Technology
Washington, DC 20234

September 1981

Sponsored by
Occupational Safety and Health Administration
U.S. Department of Labor
Washington, DC 20001

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The investigation of the collapse of a five-story reinforced concrete flat-plate structure under construction at Cocoa Beach, Florida is presented in this report. The investigation included onsite inspection, laboratory tests and analytical studies.

Based on the results of this investigation, it is concluded that the most probable cause of the failure was insufficient punching shear capacity in the fifth-floor slab to resist the applied construction loads.

Two factors contributed to the low punching shear capacity: one in the design and the other in the construction of the building. In the design, the omission of a check for punching shear resulted in a smaller slab thickness than needed to satisfy the Code requirements. In construction, the use of specified chairs having insufficient height to support the top reinforcing steel resulted in more than the cover specified in the structural drawings. Both factors contributed to reducing the effective depth of the slab such that it had insufficient strength to resist the construction loads.

The analysis showed that shear stresses in the slab at many column locations on the fifth floor exceeded the nominal shear strength. Thus, punching shear failure at one of the columns precipitated a progressive failure of the slab throughout the entire fifth floor. Collapse of the fifth floor, in turn, caused the successive collapse of the lower floor slabs. The analysis of the structure indicated that the failure of the fifth floor slab most likely initiated at

2021

SURFSIDE

CHAMPLAIN TOWERS SOUTH



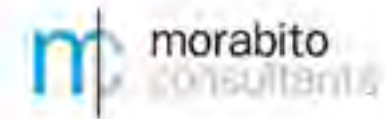












October 8, 2018

Champlain Towers South
8777 Collins Avenue
Surfside, FL 33154

Attention: Ms. Maggie Manrara,
Treasurer

Re: **Champlain Towers South Condominium
Structural Field Survey Report
MC Job# 18217**

Dear Ms. Manrara:

Morabito Consultants, Inc. (MC) is pleased to submit this structural engineering report of the Field Survey completed at the existing Champlain Towers South Condominium Complex (CTS) in Surfside, FL. The scope of this project includes a review of the existing 12 story plus penthouse 136-unit residential building, below-grade parking garage and at-grade exterior entrance drive, pool and recreation area. MC reviewed a representative sample of ~68 condominium units (half of the total units found in the building) along with the roof, exterior façade (observed from the balconies surveyed), parking garage, pool deck, and general common areas. The goal of our study was to understand and document the extent of structural issues that require repair and/or remediation in the immediate and near future. As a part of this report, MC has prepared an estimate (that is attached to this report) of the probable construction cost to construct the required structural repairs & maintenance that MC recommends being completed. These documents will enable the Condominium Board to adequately assess the overall condition of the building, notify tenants on how they may be affected, and provide a safe and functional infrastructure for the future.

To assist our office in the review of this project, MC has reviewed the following documents:

- Architectural contract drawings A1-A30 prepared by William M. Friedman & Associates Architects, Inc. last revised 11/27/1979.
- Structural contract drawings S1-S14 prepared by Breiterman Jurado & Associates, Consulting Engineers dated 08/22/1979.
- Various HVAC, Plumbing, Electrical, Plumbing and Landscape drawings.

The following conditions that require future repairs and maintenance were observed:

Structural Engineers | Parking Consultants
952 Ridgebrook Rd | Suite 1700 | Sparks, MD 21152-0410
410.487.2327 | www.morabitoconsultants.com

what is specified in contract documents in numerous aspects, which are briefly described below.

- a. The main issue with this building structure is that the entrance drive/pool deck / planter waterproofing is laid on a flat structure. Since the reinforced concrete slab is not sloped to drain, the water sits on the waterproofing until it evaporates. This is a major error in the development of the original contract documents prepared by William M. Friedman & Associates Architects, Inc. and Breiterman Jurado & Associates, Consulting Engineers.
- b. It is also important to note that the replacement of the existing deck waterproofing will be

J. **Abundant cracking and spalling of varying degrees was observed in the concrete columns, beams, and walls.** Several sizeable spalls were noted in both the topside of the entrance drive ramp and underside of the pool/entrance drive/planter slabs, which included instances with exposed, deteriorating rebar. Though some of this damage is minor, **most of the concrete deterioration needs to be repaired in a timely fashion.** All cracking and spalling located in the parking garage shall be repaired in accordance with the recommendations of ICRI.

to drain; installing a new waterproofing membrane, protection board and drainage panels on the new sloped surface; and placing new pavers/decorative concrete slabs over a sand setting bed. New stainless-steel dual-level drains will be installed at all existing drain locations that will collect rain water at the surface of the pavers and at the waterproofing level. This system will assure that all water that penetrates to the waterproofing layer will be able to flow freely to the deck drains, resulting in an extended life for the replacement waterproofing membrane. This system also provides extra protection for the existing reinforced concrete structure and allows future membrane repair/replacement to be completed more conveniently. The results of all observations will be provided to the contractor.

what is specified in contract documents in numerous aspects, which are briefly described below.

- a. The main issue with this building structure is that the entrance drive/pool deck / planter waterproofing is laid on a flat structure. Since the reinforced concrete slab is not sloped to drain, the water sits on the waterproofing until it evaporates. This is a major error in the development of the original contract documents prepared by William M. Friedman & Associates Architects, Inc. and Breiterman Jurado & Associates, Consulting Engineers.
- b. It is also important to note that the replacement of the existing deck waterproofing will be

slabs. MC recommends that the Entrance/Pool deck concrete slabs that are showing distress be removed and replaced in their entirety. Unfortunately, all of these failed slab areas are under brick pavers, decorative stamped concrete and planters which require completed waterproofing replacement. All repaired concrete slabs located in the parking garage are to be repaired in accordance with the recommendations of ICRI.

to drain; installing a new waterproofing membrane, protection board and drainage panels on the new sloped surface; and placing new pavers/decorative concrete slabs over a sand setting bed. New stainless-steel dual-level drains will be installed at all existing drain locations that will collect rain water at the surface of the pavers and at the waterproofing level. This system will assure that all water that penetrates to the waterproofing layer will be able to flow freely to the deck drains, resulting in an extended life for the replacement waterproofing membrane. This system also provides extra protection for the existing reinforced concrete structure and allows future membrane repair/replacement to be completed more conveniently. The results of all slabs will be completed in the parking garage.

what is specified in contract documents in numerous aspects, which are briefly described below.

- a. The main issue with this building structure is that the entrance drive/pool deck / planter waterproofing is laid on a flat structure. Since the reinforced concrete slab is not sloped to



Figure K1: Previously installed failed injection repairs with leaching forming



Figure K2: More previously installed failed injection repairs with leaching forming

MC correct repair
concrete topping
concrete structure
to drain; installing
sloped surface; an
stainless-steel dur
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penetrates to the
extended life for
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what is specified in contract documents in numerous aspects, which are briefly described below.

- a. The main issue with waterproofing is to drain, the water on development of the Architects, Inc. and
- b. It is also important extremely expensive waterproofing method occupants of this on a flat structure

MC correct repair approach concrete topping slab and concrete structure as deemed to drain; installing a new sloped surface; and placing stainless-steel dual-level drain at the surface of the pavement penetrates to the waterproof extended life for the replacement for the existing reinforced

of deck / planter slab is not sloped to major error in the L. Friedman & Associates waterproofing will be less to the or disturbance to the of deck waterproofing

ing, setting beds, sure; repairing the clay that will be sloped edge panels on the new setting bed. New it will collect rain water re that all water that re, resulting in an provides extra protection



Figure J1: Typical cracking and spalling at parking garage columns



Figure J2: Spalling with exposed steel reinforcement at topside of garage deck.

what is specified in contract documents in numerous aspects, which are briefly described below.

- a. The main issue with this building structure is that the entrance drive/pool deck / planter waterproofing is laid on a flat structure. Since the reinforced concrete slab is not sloped to drain, the water sits on the waterproofing until it evaporates. This is a major error in the development of the original contract documents prepared by William M. Friedman & Associates Architects, Inc. and Breiterman Jurado & Associates, Consulting Engineers.
- b. It is also important to note that the replacement of the existing deck waterproofing will be

observed to be beyond its useful life and are in need of complete replacement. However, the waterproofing below the Pool Deck & Entrance Drive as well as all of the planter waterproofing is beyond its useful life and therefore must all be completely removed and replaced. **The failed waterproofing is causing major structural damage to the concrete structural slab below these areas. Failure to replace the waterproofing in the near future will cause the extent of the concrete deterioration to expand exponentially.** MC approach to the repair of this structure is different from what is specified in contract documents in numerous aspects, which are briefly described below.

to drain; installing a new waterproofing membrane, protection board and drainage panels on the new sloped surface; and placing new pavers/decorative concrete slabs over a sand setting bed. New stainless-steel dual-level drains will be installed at all existing drain locations that will collect rain water at the surface of the pavers and at the waterproofing level. This system will assure that all water that penetrates to the waterproofing layer will be able to flow freely to the deck drains, resulting in an extended life for the replacement waterproofing membrane. This system also provides extra protection for the existing reinforced concrete structure and allows future membrane repair/replacement to be completed more conveniently. The results of all repairs will be completed in a timely manner.

IN GOD WE TRUST

2022-2023

THE LEGISLATURE

SB4-D & SB154

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CHAPTER 2022-269

Senate Bill No. 4-D

An act relating to building safety; amending s. 553.844, F.S.; providing that the entire roofing system or roof section of certain existing buildings or structures does not have to be repaired, replaced, or recovered in accordance with the Florida Building Code under certain circumstances; requiring the Florida Building Commission to adopt rules and incorporate the rules into the building code; prohibiting local governments from adopting certain administrative or technical amendments to the building code; amending s. 468.4334, F.S.; requiring community association managers and community association management firms to comply with a specified provision under certain circumstances; creating s. 553.899, F.S.; providing legislative findings; defining the terms "milestone inspection" and "substantial structural deterioration"; specifying that the purpose of a milestone inspection is not to determine compliance with the Florida Building Code or the firesafety code; requiring condominium associations and cooperative associations to have milestone inspections performed on certain buildings at specified times; specifying that such associations are responsible for costs relating to milestone inspections; providing applicability; requiring that initial milestone inspections for certain buildings be performed before a specified date; requiring local enforcement agencies to provide certain written notice to condominium associations and cooperative associations; requiring condominium associations and cooperative associations to complete phase one of a milestone inspection within a specified timeframe; specifying that milestone inspections consist of two phases; providing requirements for each phase of a milestone inspection; requiring architects and engineers performing a milestone inspection to submit a sealed copy of the inspection report and a summary that includes specified findings and recommendations to certain entities; providing requirements for such inspection reports; requiring condominium associations and cooperative associations to distribute and post a copy of each inspection report and summary in a specified manner; authorizing local enforcement agencies to prescribe timelines and penalties relating to milestone inspections; authorizing boards of county commissioners to adopt certain ordinances relating to repairs for substantial structural deterioration; requiring local enforcement agencies to review and determine if a building is unsafe for human occupancy under certain circumstances; requiring the Florida Building Commission to review milestone inspection requirements and make any recommendations to the Governor and the Legislature by a specified date; requiring the commission to consult with the State Fire Marshal to provide certain recommendations to the Governor and the Legislature by a specified date; amending s. 718.103, F.S.; providing a definition; amending s. 718.111, F.S.; revising the types of records that constitute the official records of a condominium association; requiring associations to maintain specified records for a certain timeframe; specifying that renters of a unit

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Mandated "milestone inspections" for each building three stories or more in height by December 31 of the year in which the building reached 30 years of age

d

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Provided requirements for Structural Integrity Reserve Studies, which estimate remaining useful life for inspected areas and suggest an annual reserve amount for the maintenance or replacement of each inspected common area.

CHAPTER 2022-269

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Mandated "milestone inspections" for each building three stories or more in height by December 31 of the year in which the building reached 30 years of age

d

Provided requirements for Structural Integrity Reserve Studies, which estimate remaining useful life for inspected areas and suggest an annual reserve amount for the maintenance or replacement of each inspected common area.

Prohibited the waiving of reserves for deferred maintenance, effective December 31, 2024.

d

CHAPTER 2023-203

Committee Substitute for
Committee Substitute for Senate Bill No. 154

An act relating to condominium and cooperative associations; amending s. 468.4334, F.S.; revising the circumstances under which community association managers or management firms must comply with a specified provision; amending s. 553.899, F.S.; revising legislative findings; revising the definition of the terms “milestone inspection” and “substantial structural deterioration”; revising who must have milestone inspections performed for buildings; revising the deadline for milestone inspections of certain buildings; authorizing local enforcement agencies to make certain determinations relating to milestone inspections after a building reaches a specified age; authorizing local enforcement agencies to extend deadlines for milestone inspections under certain circumstances; authorizing local enforcement agencies to accept certain inspection reports under certain circumstances; deeming the inspections relating to such inspection reports a milestone inspection for certain purposes; revising costs that condominium and cooperative associations are responsible for; revising requirements relating to written notice of required inspections; requiring architects or engineers performing milestone inspections to submit a specified progress report to a local enforcement agency within a specified timeframe under certain circumstances; specifying that associations must distribute copies of certain inspection reports within a specified timeframe and in a specified manner; authorizing municipal governing bodies to adopt certain ordinances relating to association repairs; requiring the Florida Building Commission to adopt rules by a specified date; providing requirements for such rules; conforming provisions; amending s. 627.351, F.S.; revising requirements relating to the purchase of flood insurance as a condition for maintaining certain policies issued by the Citizens Property Insurance Corporation; amending s. 718.103, F.S.; defining the term “alternative funding method”; revising the definition of the term “structural integrity reserve study”; amending s. 718.111, F.S.; making a technical change; amending s. 718.112, F.S.; revising requirements relating to budget meetings; revising condominium association reserve account requirements; revising requirements relating to waiving reserve requirements or providing less reserves than required by law; revising requirements relating to using reserve funds or interest accrued on reserve funds for certain purposes; revising requirements for structural integrity reserve studies and mandatory milestone inspections; providing applicability; conforming provisions to changes made by the act; amending s. 718.1255, F.S.; revising the definition of the term “dispute”; specifying that certain disputes are not subject to nonbinding arbitration and must be submitted to presuit mediation; amending s. 718.113, F.S.; revising requirements relating to maintenance, repair, and replacement of common elements and condominium property; amending s. 718.301, F.S.; revising items that developers are required to deliver to an

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Established a clear timeframe for performing milestone inspections, commencing repairs, and providing documents to unit owners.

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d

Revised requirements for Structural Integrity Reserve Studies (SIRS).

d

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Established a clear timeframe for performing milestone inspections, commencing repairs, and providing documents to unit owners.

d

Revised requirements for Structural Integrity Reserve Studies (SIRS).

d

Removed requirement for unit owners insured by Citizens Property Insurance Corporation to obtain a separate flood insurance policy.

d



**THE
FLORIDA
CHANNEL**

Volusia County
FLORIDA



SOLUTIONS



Transparency

Requiring associations to keep accurate and accessible records



Oversight

Equipping and enabling agencies with the necessary tools to effectively operate



Accountability

Sanctioning officers, directors, and managers of associations for breach of their fiduciary duties



Investment

Building with a “legacy interest” and navigating the limitations of structures