



**EXPO - FORO 2023: ¡ALERTA!**  
**¿Colapsan Condominios y Edificios?**

# ***Milestone Inspections***

***Ricardo A. Herrera, MS  
PE (PR)***



# *Miami-Dade & Broward Were the Pioneers*

On August 5, 1974, the DEA Field Division Office building in Miami experienced a roof slab failure, that led to the partial collapse of the slab. Seven occupants of the building died, and fifteen were injured. The building was 49 years old. It was given a full engineering inspection in 1968. Some renovations occurred in 1971 coinciding with DEA's move into the building. The reaction to the collapse was the adoption of Miami-Dade County's Recertification Program for buildings after they turn 40 years of age. Broward County created the Building Safety Inspection Program in 2005, effective January 2006.



**FACT CHECK:** Herbert M. Schwartz, not John Pistorino was the original author of the recertification program.



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# ***Impacts to All Existing Buildings In Miami-Dade***

- ✓ Already 40 year recertified, follow the schedule for subsequent inspections.
- ✓ Coastal condominiums and coop buildings within 3 miles of the coastline built between 1983 and 1997 must have a recertification inspection by December 31, 2024, and every 10 years thereafter.
- ✓ All Non-coastal buildings between 1983 and 1992 must have a recertification inspection by December 31, 2024, and every 10 years thereafter.

**S-4D**

**May 26, 2022**

**Amended Miami-Dade  
Ordinance  
June 1, 2022**



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# ***Strengthened Miami-Dade Recertification Program***

- ✓ Includes inspecting **additional** building components and providing a more detailed look into all existing buildings.
- ✓ The updated guidelines and report templates have been revised and must be used, without exemptions.
- ✓ Information about the new guidelines and report templates that have changed is also available.
- ✓ Property owners will receive a Notice of Required Recertification to commence the process. The complete recertification reports must be submitted within 90 days from the date of notice.

**Effective January 2022**

# *Changes to Guidelines and Report Templates (1/2)*

- ✓ Status of the Structural Glazing inspection.
- ✓ Building façades must now be included wholistically (balconies, railings, windows, cladding and any appurtenance that can become detached).
- ✓ Researching the paper trail of the building to assist with the thoroughness of the building's inspection process is necessary, including examining permit records.
- ✓ Uncovering any unsafe structure situation initiated by the building official and how the case status may affect the overall recertification evaluation of the building.

**The approved General Considerations & Guidelines represents a concise guidance document for performing and reporting a building's conditions for continued safe occupancy; they now include:**

## Changes ... (2/X)

- ✓ Identifying unpermitted activities performed on the building.
- ✓ Procedure to handle repairs identified in the inspection report and when permitting is required.
- ✓ Completing the reports succinctly using photos and site plans using only the **new** report templates.
- ✓ Stating that the code-in-effect at the time of original construction and the corresponding code followed for any improvements required by the inspection process, does **not** require that the building has to be in compliance with the current code.

The approved **General Considerations & Guidelines** represents a **concise guidance document for performing and reporting a building's conditions for continued safe occupancy; they now include:**

# *Updates to the Structural Report Template (1/2)*

- ✓ Visual investigation of excessive settlement or ground subsidence of the foundations must now be included in the structural report.
- ✓ Call out signs of overloading on the load carrying components after they are investigated; they must be reported.
- ✓ Top of parapet conditions and hanging mansards must be closely examined to discover any signs of deterioration.
- ✓ Special or unusual features of a building such as membrane structures, chimneys, and site retaining walls and above waterline seawall portions must now be inspected.

Foundations  
Component Overloading  
Parapets  
Hanging Mansards  
Special Building  
Features  
Site Retaining Walls &  
Seawalls

# *Updates to the Structural Report Template (2/2)*

- ✓ Photo documentation is now part of the report that must be submit together with the written reports.
- ✓ Exterior doors, structural glazing report status, building façade inspection on threshold buildings, and special or unusual features in the building are now part of the report.
- ✓ Please note that proprietary reporting forms will **not** be accepted. Visual investigation of excessive settlement or ground subsidence of the foundations must now be included in the structural report.

**Photo Documentation**



# *Electrical Report*

- ✓ Infrared thermography inspection is now required on electrical systems operating at 400 amperes or greater. This is an inspection performed using an instrument operated by a certified technician which identifies thermal anomalies throughout the electrical system.
- ✓ Photo documentation is part of the reporting that must be submitted together with the written reports.
- ✓ Proprietary reporting forms will not be accepted.

**Thermography Inspection  
Photo Documentation**



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# ***Quality Assurance Compliance Inspections***

- ✓ County inspectors will now conduct quality assurance compliance inspections as part of the recertification report review.
- ✓ Threshold buildings, other types of commercial and residential buildings will be included as part of the compliance.

**Threshold Buildings  
(not defined)**

# ***Parking Lot Illumination and Guardrail Certificates***

- ✓ Parking lot illumination and waterway guardrail certification of compliance, as applicable.
- ✓ Parking Lot Illumination must be certified to meet the standard of Miami-Dade Code Section 8C-3.
- ✓ Parking Lot Guardrails must be certified to meet the requirements of Miami-Dade Code Section 8C-6 when adjacent or abutting a canal, lake, or other body of water.
- ✓ If there is no guardrails, a permit to install them is necessary.
- ✓ All certificates must be submitted as part of the recertification packet.

**Illumination  
Guardrails**

# ***Building Recertification For Design Professionals***

Building Recertification  
for  
Design Professionals

Department of Regulatory and Economic Resources  
Sergio T. Ascunce, Deputy Building Official



<https://www.miamidade.gov/global/economy/building/recertification.page>

**SLIDE PRESENTATION**  
Department of Regulatory and  
Economic Resources  
Sergio T. Ascunce, Deputy  
Building Official  
(62 pages)



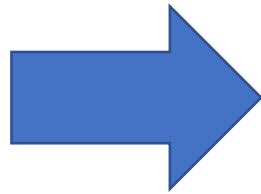
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## ***REFERENCES:***

CAI is an international membership organization dedicated to building better communities. With over 40,000 members, CAI has 63 chapters worldwide, including Canada, the Middle East and South Africa, and relationships with housing leaders in a number of other countries, including Australia and the United Kingdom. CAI provides information, education and resources to the homeowner volunteers who govern communities and the professionals who support them. CAI members include association board members and other homeowner leaders, community managers, association management firms and other professionals who provide products and services to associations.

**COMMUNITY  
ASSOCIATIONS  
INSTITUTE**

# REFERENCES:



Florida Community Association Professionals (FCAP) Journal, July 2021 to June 2023



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## ***REFERENCES:***

A structural integrity reserve study is a non-invasive, visual inspection of critical infrastructure that relates to the safety of a building. The scope of work includes (at a minimum) roofs, structure, load-bearing walls, primary structural systems and members, fireproofing and protection systems, plumbing, electrical systems, waterproofing and exterior painting, common area windows, exterior doors, and any other items that have a deferred maintenance expense or replacement cost that exceeds \$10,000 and the failure to replace or maintain such items negatively affects any of the above referenced building components. The study includes an analysis of reserve funds to offset future repair and replacement costs associated with the related infrastructure.

**STRUCTURAL INTEGRITY  
RESERVE STUDY  
(SIRS)**

# REFERENCES:



## FULL RESERVE STUDY 300 South Second Street Condominium Associator



Madison, USA  
January 1, 2021



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## FULL RESERVE STUDY Parkside Condominium Association, Inc.



Madison, USA  
January 1, 2021



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STRUCTURAL INTEGRITY  
RESERVE STUDY  
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**STRUCTURAL INTEGRITY  
RESERVE STUDY  
(SIRS)**



## EXPO - FORO 2023: ¡ALERTA! ¿Colapsan Condominios y Edificios?

# S-154

The bill revises the milestone inspection requirements for condominium and cooperative buildings that are three or more stories in height to:

- ✓ Limit the milestone inspection requirements to buildings that include a residential condominium or cooperative;
- ✓ Provide that the milestone inspection requirements apply to buildings that in whole or in part are subject to the condominium or cooperative forms of ownership, such as mixed-ownership buildings;
- ✓ Clarify that all owners of a mixed-ownership building in which portions of the building are subject to the condominium or cooperative form of ownership are responsible for ensuring compliance and must share the costs of the inspection;

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and  
Cooperative  
Associations  
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- ✓ Require a building that reaches 30 years of age before December 31, 2024, to have a milestone inspection before December 31, 2024;
- ✓ Delete the 25-year milestone inspection requirements for buildings that are within three miles of the coastline;
- ✓ Authorize the local enforcement agencies responsible with enforcing the milestone inspection requirements the option to set a 25-year inspection requirement if justified by local environmental conditions, including proximity to seawater;
- ✓ Authorize the local enforcement agency to extend the inspection deadline upon a petition showing good cause that the owner(s) of the building have entered into a contract with an architect or engineer to perform the milestone inspection and it cannot reasonably be completed before the deadline.

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- ✓ Permit the local enforcement agency to accept an inspection and report that was completed before July 1, 2022, if the inspection and report substantially complies with the milestone requirements; associations, however, must still comply with the unit owner notice requirements. If the local enforcement agency accepts a previous inspection as the milestone inspection, the subsequent 10-year re-inspection is relative to the date of the prior inspection;
- ✓ Allow the inspection services to be provided by a team of design professionals with an architect or engineer acting as a registered design professional in responsible charge;
- ✓ The condominium or cooperative association is responsible for all costs from the inspection attributable to the portions of the building for which it is responsible under the governing documents of the association

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- ✓ Require associations to give unit owners notice about the inspection deadlines, electronically or by posting on the association's website, within 14 days after receipt of the milestone inspection notice from the local enforcement agency;
- ✓ Require the milestone inspector to submit a phase two progress report to the local enforcement agency within 180 days of submitting the phase one inspection report; and
- ✓ Distribute a copy of the inspection reports to unit owners within 45 days of its receipt. The Florida Building Commission must establish by rule a building safety program to implement the milestone inspection requirements within the Florida Building Code. The commission must specify the minimum requirements for its building safety program by December 31, 2024, including inspection criteria, testing protocols, standardized inspection and reporting

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forms that are adaptable to an electronic format, and record maintenance requirements for the local authority having jurisdiction.

The bill exempts unit owner policies from the requirement that all personal lines residential policies issued by the Citizens Property Insurance Corporation must include flood coverage.

Regarding the governance of condominium or cooperative, the bill

- ✓ Clarifies that any unit owner and any person authorized by any owner as his or her representative may inspect the official records of the association; and
- ✓ Excludes insurance premiums from the calculation which permit members to petition for a substitute budget if assessments increase by 115 percent.

The reserve funding requirements relating to condominium and cooperative associations are revised by the bill to:

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- ✓ Require associations that are subject to the structural integrity reserve study (SIRS) requirement to base a budget adopted on or after January 1, 2025, on the findings and recommendations of the association's most recent SIRS;
- ✓ Clarify that reserves are required for the SIRS items for which the association is responsible under the condominium declaration;
- ✓ Clarify that reserves for replacement costs do not need to be maintained for any item with an estimated remaining useful life of greater than 25 years, but the SIRS study may recommend a deferred maintenance expense amount for such item;
- ✓ Permit associations that are not subject to the SIRS requirement to waive reserves if approved by a majority vote of the total voting interests of the association;

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- ✓ Permit multi-condominium associations to waive reserves if an alternative funding method has been approved by the division; and
- ✓ Provide that reserve assessments may be adjusted for inflation.

The bill amends the SIRS requirements to:

- ✓ Limit the SIRS requirement to residential condominiums and cooperatives;

Effective July 1, 2027, the bill permits condominium and cooperative unit owners to use the mediation process in this section for specified disputes related to compliance with the milestone inspection or SIRS requirements.

Regarding the turnover inspection report that a developer must provide to the association when condominium and cooperative unit owners other than the developer are authorized to elect the majority of the board, the bill permits reserve specialists and professional reserve analysts to prepare the turnover report in addition to engineers and architects,

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✓ and adds the turnover inspection report to the required presale disclosures.

The bill also provides additional presale notice requirements in contracts for sales of a unit by a developer or non-developer. A developer and a non-developer must give a prospective buyer of a condominium or cooperative unit a copy of a turnover inspection report completed on or after July 1, 2023, if applicable, and a copy of the inspector-prepared summary of the milestone inspection, if applicable

This provision is similar to current contract notices to unit owners obligated to furnish certain governing documents to the prospective buyer of a unit more than three days before closing for sales by a non-developer or 15 days before closing for sales by a developer. A contract that does not conform to these notice requirements is voidable at the option of the purchaser prior to closing.

The bill also provides an appropriation (\$1,301,928 recurring and \$67,193 nonrecurring)

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to the Division of Florida Condominiums, Timeshare, and Mobile Homes within the Department of Business and Professional Regulation to implement the requirements in the bill, including funds for 10 additional full-time employees.

If approved by the Governor, or allowed to become law without the Governor's signature, these provisions take effect upon becoming law.

**Vote: Senate 39-0; House 118-0**

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## ***NEXT STEPS***

- ✓ Adapt 2023 Florida Statutes for Milestone Inspections and other related topics for inclusion in Chapter 3 of PR's IPMC 2021.
- ✓ Prepare using Phase I and II Reports to the Florida Building Commission, the Inspection Forms required for use in Phase 1 and 2 for the Structural and Electrical components Milestone Inspections on the 30-year anniversary and every 10 years later.
- ✓ A yearly Peer Review lottery process that at random or otherwise reviews Milestone Inspection Reports for completeness.
- ✓ A yearly validation of the visual and testing performed as well as acceptable remote imaging of all building façades.




**Chapter 3, PR  
IPMC  
Inspection  
Forms and  
Guidelines  
PEER Reviews  
Inspection  
Toolkit**



# Contacto

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 **NONE**

# ¡Gracias!

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