



11-03-10 A09:04 JN
AGENDA ITEM REQUEST FORM

Item No. 156

Development Services

Department Submitting Request

Jeff Bowman, Dev Svcs Director

Dept Head's Signature

REG COMMISSION
Meeting Dates 7:00PM

DEADLINE TO
Town Clerk

ROUNDTABLE
Meeting Dates 7:00PM

DEADLINE TO
Town Clerk

- Oct 12, 2010
- Nov 9, 2010
- Dec 7, 2010
- Jan 11, 2011
- Feb 8, 2011
- Mar 8, 2011

- Oct 1 (5:00 pm)
- Oct 29 (5:00 pm)
- Nov 23 (5:00 pm)
- Dec 31 (5:00 pm)
- Jan 28 (5:00 pm)
- Feb 25 (5:00 pm)

- Oct 26, 2010
- Nov 22, 2010
- Dec 14, 2010
- Jan 25, 2011
- Feb 22, 2011
- Mar 22, 2011

- Oct 15 (5:00 pm)
- Nov 12 (5:00 pm)
- Nov 30 (5:00 pm)
- Jan 14 (5:00 pm)
- Feb 11 (5:00 pm)
- Mar 11 (5:00 pm)

*Subject to Change

- Presentation
- Resolution
- Reports
- Quasi Judicial
- Consent
- Old Business
- Ordinance
- New Business

SUBJECT TITLE: REPORT ON 40 YEAR BUILDING SAFETY INSPECTIONS

EXPLANATION: This report provides information on how the County ordinance that requires safety inspections of all buildings that are 40 years or older is administered and the status of those inspections in the Town of Lauderdale-by-the-Sea.

RECOMMENDATION:

EXHIBITS: Memo Dated 11/2/2010 from Town Manager
Memo Dated 11/2/2010 from Development Services Director w attached report

FISCAL IMPACT AND APPROPRIATION OF FUNDS: N/A

- Amount \$ _____
- Transfer of funds required
- Acct # _____
- From Acct # _____

Reviewed by Town Attorney
 Yes No

Town Manager Initials CB

Town of Lauderdale-by-the-Sea

OFFICE OF THE TOWN MANAGER

Memorandum

Date: November 2, 2010

To: Mayor Roseann Minnet
Commissioner Stuart Dodd
Commissioner Birute Clottey
Commissioner Scot Sasser
Commissioner Chris Vincent

From: Connie Hoffmann, Town Manager 

Subject: 40 Year Building Safety Inspection Program

Several Commissioners have asked me about the status of the 40 year building safety inspections in Lauderdale-by-the-Sea. Jeff Bowman has worked together with our Building Official to prepare the attached report which explains how the program works and the status of inspections for buildings in our Town. We can provide this report periodically to the Commission and will continue to monitor its implementation in the Town.

INTEROFFICE MEMORANDUM

TO: CONNIE HOFFMAN, TOWN MANAGER
VIA: BUD BENTLEY, ASSISTANT TOWN MANAGER
FROM: JEFF BOWMAN, DEVELOPMENT SERVICES DIRECTOR *JB*
SUBJECT: 40 YEAR INSPECTIONS ON STRUCTURES
DATE: 11/2/2010

The forty (40) year and older Building Safety Inspection Program was adopted by Broward County and became effective on January 1, 2006. The program's purpose is to identify structural and electrical deficiencies of a building or structure that pose an immediate threat to life safety, or where failure of a critical component is imminent.

The Building Official for each municipality is required to enforce the Building Safety Inspection Program. Broward County Building Services is our Building Department and has administered the inspection program per Chapter 1 Section 109.16 of the Florida Building Code.

The inspections of buildings in Lauderdale By-The-Sea started in 2006 and will be completed in 2011. Subsequent building inspections are required at ten (10) year intervals. Single family residences, duplexes, and minor structures under thirty-five hundred (3,500) square feet are exempt from the program. Attached (**Exhibit 2**) is a copy of the Program, which includes the yearly schedule, program summary, section 109.16 of the building code, and the minimum inspection guidelines. The short version of the process is outlined on page 5.83.

When a property reaches its 40th year, the owner is notified in February by the Building Department to comply with the Inspection Program. All reports must be completed by an engineer or an architect, not the Building Department. There is a \$350.00 fee that must accompany the report; those fees are retained by the County. If the property owner does not supply the required safety inspection report by May, a code case is opened by the Building Department and sent to the County's Code Enforcement Board or their Unsafe Structures Board for action.

Attached (**Exhibit 1**) is a list of the properties that are required to be inspected in Lauderdale By-The-Sea and the status on each.

Exhibit 1

List of Properties required to provide an Inspection Report



Town of Lauderdale-by-the-Sea

Development Services
 4501 N. Ocean Drive
 Lauderdale-by-the-Sea, FL 33308
 Phone (954) 776-3611
 Fax (954) 776-3431

October 21, 2010

Forty Year Inspection Program List of all Buildings Year by Year

2006	2 Buildings	10,000 square feet and over	Status
	Gorana International Sea Lord Hotel	4140 El Mar Dr.	Complied
	Judith Doering Bermuda Isle Apts.	4552 Bougainvilla Dr	Complied

2007	15 Buildings	7,000 Square feet and over	Status
	Sinivad Inc Sea Foam Apts.	4408 El Mar Dr	Complied
	Marzec Paradise By The Sea Resort	4208 N Ocean Blvd	Complied
	Demko Aruba Beach Café	1 E Commercial Blvd	Complied
	Marzec Paradise By The Sea Resort	4220 N Ocean Blvd	Complied
	High Noon Apts	4424 El Mar Dr	Complied
	Maw Inc Breakaway Inn	4457 Poinciana	Complied
	Horizon by the Sea Inn	4229 N Ocean Blvd	Complied
	Z&K Property Corp Shore Haven Resort Inn	4433 N Ocean Blvd	Complied
	Seagrape Commons Kwik Pic Food Store	222 E Commercial Blvd	Complied
	3 RM Investments LLC	4144 El Mar Dr	Complied
	A&M Resorts LLC Captain's Quarter	4644 El Mar Dr	Complied- fine to be paid
	Villas of Caprice Dev LLC	4108 El Mar Dr	- October 18, 2010 Unsafe Code Board- deferred until Nov Hearing -Case #08-0644 - property was in foreclosure – new owner (Walnut & Vine Prop) Structural & Electrical Repairs Req. Concrete restoration/roofing & label electrical panels/exit lights

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Anglin Family Trust Swim & Jog	14 E Commercial Blvd	-October 5, 2010 Code Enforcement Board -Case #10-0959 2 \$125 Fines
Slam Properties Dolphin Harbor Inn	4245 N Ocean Dr	-October 5, 2010 Code Enforcement Board – granted extension to Nov. 2, 2010 Board -Case #10-0961 Structural & Electrical Repairs Req. concrete restoration & replace pool electrical panels \$125 Fine in place
Villas of Caprice Dev Villa Caprice	4110 El Mar Dr	-October 18, 2010 Unsafe Board – deferred until November Board -Case #08-0646 Structural & Electrical Repairs Req concrete restoration & electrical labeling – property was in foreclosure – new owner (Walnut & Vine Prop)

2008	15 Buildings	5,500 Square feet and over	Status
	Town of LBTS (2)	4505 Ocean Dr	Complied
	Half Ventures Coral Key Inn	4601 El Mar Dr	Complied
	AABI B Van Inc Great Escape Hotel	4620 N Ocean Dr	Complied
	Kuchma Poinciana Landings	4425 Poinciana Dr	Complied
	Motwani Property LLC Castle By The Sea	4520 N Ocean Dr	Complied
	Ocean Reverie Ocean Riverie Apts.	4433 El Mar Dr	Complied
	Oceantime LLC	4200 El Mar Dr	Complied
	Furth Blue Sea Courtyard	4525 El Mar Dr	Complied
	JAC Property	4221 Bougainvilla Dr	Complied
	Wilson Santa Barbra Apts.	4301 El Mar Dr	Complied
	Dee Jay Enterprises Inc	4613 El Mar Dr	Complied
	El Mar Pl Dev LLC Eastward Inn II	4329 El Mar Dr	-October 18, 2010 Unsafe Board-30 days to obtain permit -Case #08-0801 – new owner (Ptolemaios Property LP) Structural & Electrical Repairs Req. concrete restoration/roofing & electrical service and labeling November 18 due date
	Tropic Ranch Inc A Little Inn Too	4560 El Mar Dr	-October 5, 2010 Code Enforcement Board – granted extension to Nov. 2, 2010 Board -Case #10-0960 No Electrical Report, Structural Repairs- concrete restoration

Gibson	4553 El Mar Dr	Original Case # 08-0804 \$125 Fine Paid Report has been submitted Electrical & Structural Repairs Req. by December 2010 concrete restoration/roofing electrical labeling/miscellaneous
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2009 18 Buildings	4,650 Square feet and over	Status
Ginomar Inc Sea Garden Motel	4625 N Ocean Dr	Complied
Ocean Treasure	4308 El Mar Dr	Complied
Z&K Properties Shore Haven Resort Inn	4433 N Ocean Dr	Complied
Scharf Beach Ace Hardware	232 E Commercial Blvd	Complied
Diamond King Enterprises	233 E Commercial Blvd	Complied
Sabatini, L	229 E Commercial Blvd	Complied
MJB Chelsea	237 E Commercial Blvd	Complied
Coral Springs Investment	4337 Seagrape Dr	Complied
Best Florida Resort Hotel	4628 N Ocean Dr	Complied
A G Solid Investment	218 E Commercial Blvd	Complied
Demko Family Holdings Away Inn	4653 N Ocean Blvd	Complied
Archdiocese of Miami Assumption Church	2001 S Ocean Blvd	Complied
Community Church of LBTS	4433 Bougainvilla Dr	Complied
PSH Holdings Inc	259 E Commercial Blvd	Complied

Landmark Luxury Homes Seaside Motel	4605 N Ocean Dr	October 5, 2010 Code Enforcement Board Case #10- 0956 No Report- 45 days to submit report or \$50 dollar day fine Nov. 18
Ezer Investments	101 E Commercial Blvd	October 18, 2010 Unsafe Board Case# 10-0236 No Report-Deferred until Nov Board
Alice's Angel Inc Tides Inn Apts.	4628 El Mar Dr	October 18, 2010 Unsafe Board Case # 10-0086 Report submitted/struc. & electrical repairs req. Compliance Dec 2010
Fisherman's Pier Inc	4400 N Ocean Blvd	October 18, 2010 Unsafe Board Case # 10-0085 No Report-Past Due 15 days to submit report Nov 2

2009	9 Condos	Status
Winter Colony	4300 El Mar Dr	Complied
Caribe	4050 N Ocean Dr	Complied
Bougainvilla 4627	4627 Bougainvilla Dr	Complied
Poinciana	4630 Poinciana Street	Complied
Fountainhead	3900 N Ocean Blvd	Complied
South Leisure By the Sea	234 Hibiscus Avenue	Complied
Leisure By the Sea East	4117 Bougainvilla Dr	Complied
Leisure By the Sea	220 Hibiscus Avenue	Past Due Need Service
Ocean Place Condo	1900 S Ocean Blvd	October 18, 2010 Unsafe Board Case# 10-0084 No Report active concrete restoration permit

2010	23 Buildings	3800 Square feet and over	File #	Status
	Sun Banks FL TR	112 NE 50 Street	05-10	Complied
	Noble Q Robertson Sea Echo Apts.	4209 El Mar Dr	07-10	Complied
	MJB Chelsea	235 E Commercial Blvd	08-10	Complied 2009 w/237 building
	A&M Resorts Captain's Quarters	4640 El Mar Dr	11-10	Complied
	Schiltz	100 NE 50 Street	12-10	Complied
	Kirby	222 Neptune Ave	16-10	No Inspection Required Triplex not 40 years old
	Southward Southward Ho Apts	230 Marine Court	17-10	Complied
	Rentals Vacation Prop	4340 Seagrape Dr	18-10	Complied
	239 Commercial Invest	239 E Commercial Blvd	01-10	Compliance Due Date November 2010
	Florida LA-CO Mt Vernon Apts.	4604 Bougainvilla Dr	02-10	Compliance Due Date November 2010
	Jankovic Sea and Sun Apts.	4200 Seagrape Dr	03-10	Compliance Due Date November 2010
	Pump Realty	4400 El Mar Dr	04-10	Compliance Due Date November 2010
	Marrone-Speer	231 Lake Court	06-10	Compliance Due Date November 2010
	Kavon Enterprises	106 NE 50 Street	09-10	Complied
	Sellitti Seaward Apts.	4128 El Mar Dr	10-10	Compliance Due Date November 2010
	Dealers R US	4109 N Ocean Dr	13-10	Compliance Due Date November 2010
	Landmark Lux Homes Seaside Apts	4609 N Ocean Dr	14-10	Compliance Due Date November 2010
	Palm Avenue Dev A1A Inn	4132 N Ocean Dr	15-10	Compliance Due Date November 2010
	Royal Coast Condo	2000 S Ocean Blvd	19-10	Structural Concrete Restoration in Progress Report to Follow Electrical Report in Compliance

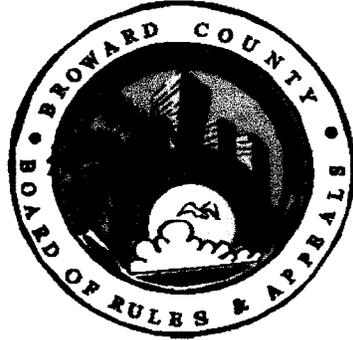
Walnut & Vine Lauderdale By The Sea Resort & Beach Club	4116 N Ocean Dr	20-10	Compliance Due Date November 2010
Z&K Property Shore Haven Resort Inn	4433 N Ocean Dr	21-10	Compliance Due Date November 2010
Village By the Sea Condo	1967 S Ocean Blvd	22-10	Compliance Due Date November 2010
Little Italy	4546 El Mar Dr	23-10	Compliance Due Date November 2010

Forty Year Inspection Completed By Owner / Not Required By Official List

Jankowski, Tadeusz Tropicare Motel II	4553 Bougainvilla Dr	Not on any list	Complied
Mcateer, John & Joan Malulani Co-op	1398 S Ocean Blvd	Not on any list	Complied

Exhibit 2

40 Year Safety Inspection Program



**40 YEAR BUILDING
SAFETY INSPECTION
PROGRAM**

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- Building Safety Inspection Report Form & Guidelines
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40 Year Building Safety Inspection Program
Yearly Schedule

- JANUARY

Board of Rules and Appeals obtains building data from Property Appraisers Office and forwards it to each city .

- FEBRUARY

Building Officials notify property owners whose buildings are subject to the Safety Inspection Program for the current year.

- MARCH - APRIL - MAY

90 day period for property owners to return structural and electrical check list to the City/County.

- JUNE through NOVEMBER

180 day period of time for those buildings requiring structural or electrical repairs to complete the work.

40 YEAR AND OLDER BUILDING SAFETY INSPECTION PROGRAM

PROGRAM SUMMARY

The 40 year and older Building Safety Inspection Program was created in 2005 and has become effective throughout Broward County in January 2006. Modeled after Miami-Dade County's program, which was established in the mid 1970s, Broward's program calls for structural and electrical safety inspections for buildings 40 years old or older and every ten years thereafter. One and two family dwellings, U.S Government, State of Florida buildings, schools under the jurisdiction of the B.C. School Board, and buildings built on Indian Reservations are exempt from this program. Miami-Dade County's effort exempts other buildings under 2,000 square feet while the Broward program excludes all buildings under 3,500 square feet. Both Counties have had instances of structural building failures. By having such a program in effect we are minimalizing the possibilities of future building failure and will be better prepared for hurricane winds.

The program for 2009 is the fourth year of a six year phase-in to help reduce and manage the workload of buildings to be inspected. This year only buildings 4,650 square feet or more and dating from 1924 to 1968, are to be reviewed. In 2010 buildings 3,800 square feet and larger will be included. Enclosed are checklists and guidelines for buildings to be inspected for structural integrity and electrical safety. State licensed architects and engineers will be hired by private building owners to do the safety inspection. The local government has the authority to establish a fee to review the Safety Inspection Reports. The Building Department will review the reports submitted to verify that if the inspecting agency has deemed the structural and electrical systems as safe. If any deficiency is noted, the building department shall follow the guidelines of Policy #05-05 (copy attached).

Each January a list of buildings meeting the program requirements are provided to Building Officials from a database that the Board of Rules and Appeals obtains from the County Property Appraiser's Office. The program is then to be administrated by the City Building Department or the County Building Department and a notification letter is sent.

The owner of a building or structure shall then furnish within 90 days the required Safety Inspection forms to the Building Official prepared by an engineer or architect. In the event that repairs are necessary, the owner has 180 days from the date of the building inspection report in which to correct the structural and electrical deficiencies that pose an immediate threat to life safety. Repairs that are incidental and nonlife threatening can be completed at a later date.(see page 6)

In 2009, 910 property folio numbers are listed for inspection, but since a number of units and individual property owners may be in a single building, the number of structures to be inspected County-wide is significantly less than the 910. We anticipate less than 900 structures annually in Broward County will fall under the program guidelines in future years.

109.14.10 During the emergency period, as proclaimed by the Governor, the Building Official may accept inspection reports as outlined in Section 109.11 Special Inspector, for structural portions, including qualified engineers or architects for electrical, mechanical and plumbing inspections.

109.14.11 During the emergency period, as proclaimed by the Governor, the Building Official may at his/her option allow an architect or an engineer, or their duly authorized representative to perform required re-roofing inspections. The architect or engineer shall submit sealed inspection reports to the Building Official.

109.15 Storm Shutter Placement during Hurricane Season.

109.15.1 After the termination of such periods of time that had been designated by the National Weather Service as being a hurricane watch or warning, hurricane protective devices installed on occupied buildings which impede required egress or required light and ventilation shall be removed within 15 days.

109.16 Building Safety Inspection Program The BCBRA has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. The BCBRA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection Program.

Exceptions:

All single family residences, duplexes and minor structures defined as buildings or structure in any occupancy group having a gross floor area less than 3,500 square feet.

In order to implement the new Building Safety Inspection Program in an orderly manner to clear a backlog of buildings needing inspection, implementation shall proceed as follows:

- A) 40 year or older buildings of 11,000 square feet or more – compliance in calendar year 2006
- B) 40 year or older buildings 7,000 square feet or more – compliance no later than calendar year 2007
- C) 40 year or older building 5,500 square feet or more – compliance no later than calendar year 2008
- D) 40 year or older buildings 4,650 square feet or more – compliance no later than calendar year 2009
- E) 40 year or older buildings 3,800 square feet or more – compliance no later than calendar year 2010
- F) 40 year or older buildings 3,500 square feet or more – compliance no later than calendar year 2011

Subsequent building inspections shall be required at ten (10) year intervals

Section 109.16 Effective January 1, 2006

SECTION 110

CERTIFICATES OF OCCUPANCY AND COMPLETION

110.1 Certificate of Occupancy

110.1.1 Use and Occupancy. No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or nature or use or portion thereof shall be made until the Building Official has issued a Certificate of Occupancy there for as provided herein. Said certificate shall not be issued until all required electrical, gas, mechanical, plumbing and fire protection systems, and provisions of the FFPC have been inspected for compliance with the technical codes and other applicable laws and ordinances and released by the Building Official. Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this Code or of other ordinances of the jurisdiction.

110.1.2 Certificate Issued. Upon completion of construction of a building or structure and installation of electrical, fire protection, gas, mechanical and plumbing systems in accordance with the technical codes, reviewed plans and/or specifications, and after the Building Official or his/her duly authorized representative finds no violations of the provisions of this Code or other laws that are enforced by the governmental AHJ, and after the final inspection, the Building Official shall issue a Certificate of Occupancy that contains the following:

- A. The building permit number.
- B. The address of the structure.
- C. The name and address of the owner.
- D. A description of that portion of the structure for which the certificate is issued.
- E. A statement that the described portion of the structure has been inspected for compliance with the requirements of this Code for the occupancy and division of occupancy and the use for which the proposed occupancy is classified.
- F. The name of the Building Official.
- G. The edition of the code under which the permit was issued.
- H. The use and occupancy, in accordance with the provisions of Chapter 3.
- I. The type of construction.
- J. The design occupant load and the number of persons for each floor, and the allowable load live or dead per square foot for each floor in accordance with the provisions of this Code.
- K. If an automatic sprinkler system is provided.
- L. Any special stipulations and conditions of the building permit.

110.1.3 Temporary/Partial Certificate of Occupancy.

110.1.3.1 The Building Official is authorized to issue a Temporary Certificate of Occupancy before the completion of the entire work covered by the permit, provided that such portion or portions shall be occupied safely providing the building to be occupied has, to the satisfaction of the Building Official, met all the code provisions re-

Subject: Broward County Board of Rules and Appeals – Building Safety Inspection Program

Section 109.16 of the Broward County Administrative Provisions of the Florida Building Code has established a Building Safety Inspection Program.

The procedures established herein are the basic guidelines for the Building Safety Inspection program.

The requirements contained in the Florida Building Code, covering the maintenance of buildings, shall apply to all buildings and/or structures now existing or hereafter erected. All buildings and/or structures and all parts thereof shall be maintained in a safe condition, and all devices or safeguards that are required by the Florida Building Code shall be maintained in good working order. Electrical wiring, apparatus and equipment, and installations for light heat or power and low voltage systems as are required and/or regulated by the Building Code, now existing or hereinafter installed, shall be maintained in a safe condition and all devices and safeguards maintained in good working order.

These guidelines shall not be construed as permitting the removal or non-maintenance of any existing devices or safeguards unless authorized by the Building Official.

Building Safety Inspection of buildings / structures and components:

For the purpose of these guidelines, Building Safety Inspection shall be construed to mean the requirement for specific inspection of existing buildings and structures and furnishing the Building Official with a written report of such inspection as prescribed herein.

A (1). Inspection procedures shall conform, in general, to the minimum inspection procedural guidelines as issued by the Board of Rules and Appeals. This inspection is for the sole purpose of identifying structural and electrical deficiencies of the building or structure that pose an immediate threat to life safety or where failure of a critical component is imminent. This inspection is not to determine if the condition of an existing building is in compliance with the current edition of the Florida Existing Building Code or the National Electrical Code.

(2). Such inspection shall be for the purpose of determining the structural & electrical condition of the building or structure to the extent reasonably possible of any part, material or assembly of a building or structure which affects the safety of such building or structure and/or which supports any dead or designed live load, and the general condition of its electrical systems pursuant to the Building Code.

B (1). All buildings, except single-family residences, duplexes and minor structures as defined below, shall be recertified in the manner described below where such buildings or structures have been in existence for forty (40) years or longer, as determined by the Building Official, who shall at such time issue a Notice of Required Inspection to the building owner.

(2). Subsequent Building Safety Inspections shall be required at ten (10) year intervals.

(3). In the event a building is determined to be structurally and electrically safe under the conditions set forth herein, and such building or structure is less than forty (40) years of age, a Building Safety Inspection shall not be required for a minimum of ten (10) years from that time, or age forty (40), whichever is the longer period of time.

C. Minor buildings or structures shall, for the purpose of this subsection, be defined as buildings or structures in any occupancy group having a gross area of 3,500 sq. ft. or less.

D (1). The owner of a building or structure subject to Building Safety Inspection shall furnish, or cause to be furnished, within ninety (90) days of Notice of Required Building Safety Inspection, the Broward County Board of Rules and Appeals Building Safety Inspection Certification Form to the Building Official, prepared by a Professional Engineer or Architect registered in the State of Florida, certifying that each such building or structure is structurally and electrically safe, or has been made structurally and electrically safe for the specified use for continued occupancy, in conformity with the minimum inspection procedural guidelines as issued by the Board of Rules and Appeals.

(2). Such written report shall bear the impressed seal and signature of the certifying Engineer or Architect.

(3). Such Engineer or Architect shall undertake such assignments only where qualified by training and experience in the specific technical field involved in the inspection and report.

(4). Such report shall indicate the manner and type of inspection forming the basis for the report and description of any matters identified as requiring remedial action.

(5). In the event that repairs or modifications are found to be necessary resulting from the Building Safety Inspection Report, the owner shall have a total of 180 days from the date of the Building Safety Inspection Report, unless otherwise specified by the Building Official in accordance with Florida Building Code Section 115 (Broward County Administrative Code), in which to correct the structural and electrical deficiencies that pose an immediate threat to life safety or where failure of a critical component is imminent. For deficiencies that cannot be corrected within 180 days, the time frame may be extended when a time frame is specified by the Professional Engineer or Registered Architect and approved by the Building Official. Such extension shall be contingent on maintaining an active building permit as specified in Florida Building Code Section 105.10.3.3 (Broward County Administrative Code). Repairs or modifications of deficient conditions that are incidental and non life threatening shall be completed within a time frame as specified by the inspecting Professional Engineer or Registered Architect and approved by the Building Official. All repairs or modifications shall be completed in conformance with all applicable Sections of the Florida Existing Building Code* and the National Electrical Code.

* The Florida Existing Building Code will specify whether the repairs or modification can be made under the code in effect when the building was originally permitted or the code currently in effect.

Building Safety Inspection Report Form Amended 12/07/06
STRUCTURAL



Building Information

Building / Structure address
Legal description
Folio # of Building /Structure
Owner's name
Owner's mailing address
Building Code Occupancy Classification
Type of Construction
Size (Square footage)
Number of Stories

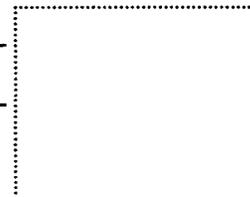
Inspection Firm

Inspection Firm or Individual
Address
Phone
Inspection Commencement Date
Inspection Completion Date
Inspection made by

In accordance with Section 109.16 of the Broward County Administrative provisions of the Florida Building Code and the Broward County Board of Rules and Appeals Policy # 05-05 the required safety inspection has been completed.

- No Repairs required
Repairs are required as outlined in the attached inspection report.

Licensed Professional Engineer / Architect
License #



Seal

" I am qualified to practice in the discipline in which I am hereby signing."

Signature and Date

As a routine matter, and in order to avoid possible misunderstanding, nothing in this inspection Report Form, attached Minimum Inspection Guideline and our Non-Destructive Observations, should be construed directly, or indirectly, as guaranteed or warrantee for any portions of the structure.

MINIMUM INSPECTION GUIDELINES
FOR BUILDING SAFETY INSPECTION
STRUCTURAL

I. Masonry Walls

A. General Description

1. Concrete masonry units
2. Clay tile or terra cotta units
3. Reinforced concrete tie columns
4. Reinforced concrete tie beams
5. Lintels
6. Other type bond beams

B. Cracks: Identify crack size as **HAIRLINE** if barely discernible; **FINE** if less than 1 mm in Width; **MEDIUM** if between 1 and 2 mm in width; **WIDE** if over 2 mm

1. Location - note beams, columns, other
2. Description

C. Spalling:

1. Location - note beams, columns, other
2. Description

D. Rebar corrosion

1. None visible
2. Minor
3. Significant - structural repairs required (describe)

II. Floor and Roof Systems:

A. Roof:

1. Describe type of framing system (flat, slope, type roofing, type roof deck, condition)
2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of supports.
3. Note types of drains and scuppers and condition.

B. Floor system(s):

1. Describe (type of system framing, material, condition)
2. Heavy equipment and conditions of support

C. Inspection - note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members.**III. Steel Framing Systems:**

- A. Description
- B. Exposed Steel - describe condition of paint & degree of corrosion.
- C. Concrete or other fireproofing - note any cracking or spalling, and note where any covering was removed for inspection.
- D. Elevator sheaves beams & connections, and machine floor beams - note Condition.

IV. Concrete Framing Systems:

- A. Full description of structural system.
- B. Cracking:
 1. Not significant.
 2. Location and description of members affected and type cracking.
- C. General condition.
- D. Rebar corrosion
 1. None visible
 2. Minor
 3. Significant - structural repairs required (describe)

V. Windows:

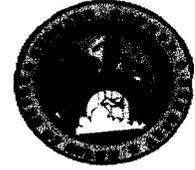
- A. Type (Wood, steel, aluminum, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other)
- B. Anchorage - type & condition of fasteners and latches.
- C. Sealants - type & condition of perimeter sealants & at mullions.
- D. Interior seals - type & condition at operable vents.
- E. General condition.

VI. Wood Framing:

- A. Describe floor system
- B. Note condition connector or stress
- C. Note rotting or termite damage
- D. Note alignment problems
- E. Note bearing deficiencies
- F. Note any significant damage that might affect safety and stability of building structure.

VII. Exterior Finishes / Note any structural deficiencies in the following.

- A. Stucco
- B. Veneer
- C. Soffits
- D. Ceiling
- E. Other



Building Safety Inspection Report Form Amended 12/07/06

ELECTRICAL

Building Information

Building / Structure address
Legal description
Folio Number of Building /Structure
Owner's name
Owner's mailing address
Building Code Occupancy Classification In accordance with Building Code Edition
Type of Construction In accordance with Building Code Edition
Electrical Installation In accordance with National Electrical Code Edition
Size (Square footage)
Number of Stories

Inspection Firm

Inspection Firm or Individual
Address
Telephone Number
Inspection Commencement Date / / Inspection Completion Date / /
Inspection made by

In accordance with Section 109.16 of the Broward County Administrative provisions of the Florida Building Code and the Broward County Board of Rules and Appeals Policy # 05-05 the required safety inspection has been completed.

- No Repairs required
Repairs are required as outlined in the attached inspection report.

Licensed Professional Engineer / Architect
License #

" I am qualified to practice in the discipline in which I am hereby signing."

Signature and Date



Seal

As a routine matter, and in order to avoid possible misunderstanding, nothing in this inspection Report Form, attached Minimum Inspection Guideline and our Non-Destructive Observations, should be construed directly, or indirectly, as guaranteed or warrantee for any portions of the structure. To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the structure, based upon careful evaluation of observed conditions, to the extent reasonably possible.

MINIMUM INSPECTION GUIDELINES FOR
BUILDING SAFETY INSPECTION
ELECTRICAL

- I. **Electrical Service:**
 - A. Size, Amperage, Voltage:
 - B. Phase:
 - C. Condition: Code Compliant () Requires Repair ()
 - D. Comments:
- II. **Meter and Electrical Rooms:**
 - A. Clearances: Code Compliant () Requires Repair ()
 - B. Comments:
- III. **Switchboards/Meter/Motor Control Centers:** Code Compliant () Requires Repair ()
Comments:
- IV. **Grounding:**
 - A. Service Code Compliant () Requires Repair ()
 - B. Equipment Code Compliant () Requires Repair ()
 - C. Comments:
- V. **Conductors:** Code Compliant () Requires Repair ()
Comments:
- VI. **Auxiliary Gutters/ Wireways/ Busways:**
 - A. Location: Code Compliant () Requires Repair ()
 - B. Comments:
- VII. **Electrical Panels:**
 - A. Location Code Compliant () Requires Repair ()
 - B. Clearance Code Compliant () Requires Repair ()
 - C. Identification Code Compliant () Requires Repair ()
 - D. Comments:
- VIII. **Disconnects:**
 - A. Location Code Compliant () Requires Repair ()
 - B. Clearance Code Compliant () Requires Repair ()
 - C. Identification Code Compliant () Requires Repair ()
 - D. Comments:

- IX. **Branch Circuits:**
 - A. Identification Code Compliant () Requires Repair ()
 - B. Comments:

- X. **Conduit/Raceways:** Code Compliant () Requires Repair ()
Comments:

- XI. **Low Voltage Wiring Methods** Code Compliant () Requires Repair ()
Comments:

- XII. **Building Illumination:**
 - A. Building Egress Code Compliant () Requires Repair ()
 - B. Emergency Code Compliant () Requires Repair ()
 - C. Exit Signs Code Compliant () Requires Repair ()
 - D. Comments:

- XIII. **Fire Alarm System:** Code Compliant () Requires Repair ()
Comments:

- XIV. **Smoke Detectors:** Code Compliant () Requires Repair ()
Comments:

- XV. **Generator:**
 - A. Emergency Code Compliant () Requires Repair ()
 - B. Standby/Optional Code Compliant () Requires Repair ()
 - C. Comments:

- XVI. **Site Wiring:** Code Compliant () Requires Repair ()
Comments:

- XXIV. **Swimming Pool/Spa Wiring:** Code Compliant () Requires Repair ()
Comments:

- XXV. **Wiring to Mechanical Equipment:** Code Compliant () Requires Repair ()
Comments:

- XXVI. **General Additional Comments:**

**Howard Johnson Miami-Downtown
11th Street Biscayne Blvd. Miami, FL
Garage collapsed in August 1974
7 dead - 20 Injured**





1996
4111 South Ocean Drive,
Hollywood, Fl.
Balcony Collapse



2006
4564 El Mar Dr.
Lauderdale by the Sea, Fl.
Balcony Collapse





Wilma's revenge

A second-story balcony on a beachfront condo in Lauderdale-By-The-Sea collapsed on Tuesday morning forcing at least five people to evacuate. Broward County authorities said the apartments affected were not occupied and no one was injured. As you can see with the blue roof tarp, the building had already been damaged by last year's Hurricane Wilma.

(NBC 6)

Apr 18, 2006

Related Content

 [Balcony collapse forces 5 from units at LBTS condo](#)

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