

ATTACHMENT "B"

## **40 Year Building Safety Program FAQ**

### **Who is required to have inspections?**

- All commercial buildings over 3500 square feet.
- All condominiums, apartments, hotels, hospitals, churches, etc.

### **Who can do the inspection?**

- Only a professional engineer or architect can do the inspection.

### **Does the city have an engineer to do the inspection?**

- The city does not provide an engineer for this service. The property owner must secure his own engineer.
- The city will not recommend an engineering firm as this would be a conflict of interest.

### **What does it cost?**

- The city collects a service fee of \$350.00. This fee is for collection and storage of documents and notifying the county when your structure passes inspection.

### **What if my building has a problem?**

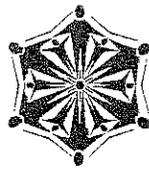
- If the building is determined to be compromised in any way a separate building permit to fix the deficiencies must be secured by a licensed and insured contractor.

### **How long is this inspection good for?**

- After the initial 40 year inspection, a follow up inspection will be required every 10 years.

### **How long do we have to secure an engineer to do the inspection?**

- The owner has 90 days after notification to have the engineered report submitted to the building department.
- If problems are found, the owner will have 180 days to secure a contractor, pull a permit and finish the work.



ATTACHMENT "A"

**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.

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 5.87)



**40 YEAR BUILDING  
SAFETY INSPECTION  
PROGRAM**

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40 YEARS BUILDING SAFETY INSPECTION PROGRAM  
YEARLY SCHEDULE

- OCTOBER (*Preceding the specified calendar year*)  
Board of Rules and Appeals obtains building data from Property Appraisers Office and forwards it to each city.
  
- OCTOBER - FEBRUARY  
Building Officials can choose any month to notify property owners whose buildings are subject to the Safety Inspection Program for the specified calendar year.
  
- March - April – May (*No later than*)  
90 day period for property owners to return structural and electrical check list to the City/County
  
- June through November (*No later than*)  
180 day period of time for those buildings requiring structural or electrical repairs to complete the work.

110.13.11 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.

#### 110.14 Storm Shutter Placement during Hurricane Season.

110.14.1 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.

**110.15 Building Safety Inspection Program.** The BORA 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 BORA 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. U. S. Government buildings, State of Florida buildings, buildings built on Indian Reservations, Schools buildings under the jurisdiction of the Broward County School Board, and One and Two Family Dwellings are exempt from this 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:

1. 40 year or older buildings of 11,000 square feet or more – compliance in calendar year 2006
2. 40 year or older buildings 7,000 square feet or more – compliance no later than calendar year 2007
3. 40 year or older building 5,500 square feet or more – compliance no later than calendar year 2008
4. 40 year or older buildings 4,650 square feet or more – compliance no later than calendar year 2009
5. 40 year or older buildings 3,800 square feet or more – compliance no later than calendar year 2010
6. 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 110.16 Effective January 1, 2006

### SECTION 111 CERTIFICATES OF OCCUPANCY AND COMPLETION

#### 111.1 Certificate of Occupancy

111.1.1 **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.

**Exception:** Certificates of occupancy are not required for work exempt from permits under Section 105.2.

111.1.2 **Certificate Issue d.** 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:

1. The building *permit* number.
2. The address of the structure.
3. The name and address of the owner.
4. A description of that portion of the structure for which the certificate is issued.
5. 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.
6. For buildings and structures in flood hazard areas, a statement that documentation of the as-built lowest floor elevation has been provided and is retained in the records of the department of building safety.
7. The name of the Building Official.
8. The edition of the code under which the permit was issued. The use and occupancy, in accordance with the provisions of Chapter 3.
10. The type of construction as defined in Chapter 6.
11. 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.
12. If an automatic sprinkler system is provided, whether the sprinkler system is required.
13. Any special stipulations and conditions of the building *permit*.

#### 111.1.3 Temporary/Partial Certificate of Occupancy.

111.1.3.1 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

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

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Section 110.15 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.

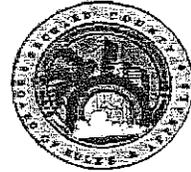
(3). Such Engineer or Architect shall undertake such assignments only where qualified by training and experience in the specific technical field involved in the inspection and report.

(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 116 (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 105.11.2.3 (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 03/15/12  
STRUCTURAL**



**Building Information**

Building / Structure address \_\_\_\_\_  
 Legal description \_\_\_\_\_  
 Folio # 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 \_\_\_\_\_  
 Size ( Square footage ) \_\_\_\_\_  
 Number of Stories \_\_\_\_\_

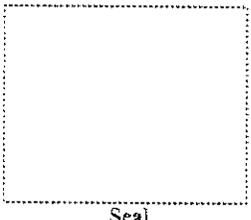
**Inspection Firm**

Inspection Firm or Individual \_\_\_\_\_  
 Address \_\_\_\_\_  
 Phone \_\_\_\_\_  
 Inspection Commencement Date \_\_\_\_ / \_\_\_\_ / \_\_\_\_ Inspection Completion Date \_\_\_\_ / \_\_\_\_ / \_\_\_\_  
 Inspection made by \_\_\_\_\_

**In accordance with Section 105.14 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 \_\_\_\_\_

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 warranty 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  
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 03/15/12

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 105.14 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.

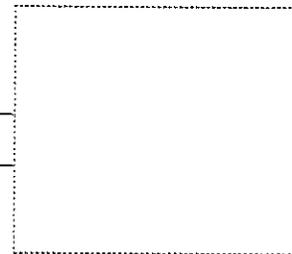
- No Repairs required
- Repairs are required as outlined in the attached inspection report.

Licensed Professional  
Engineer / Architect \_\_\_\_\_

License # \_\_\_\_\_

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

Signature and Date \_\_\_\_\_



Seal

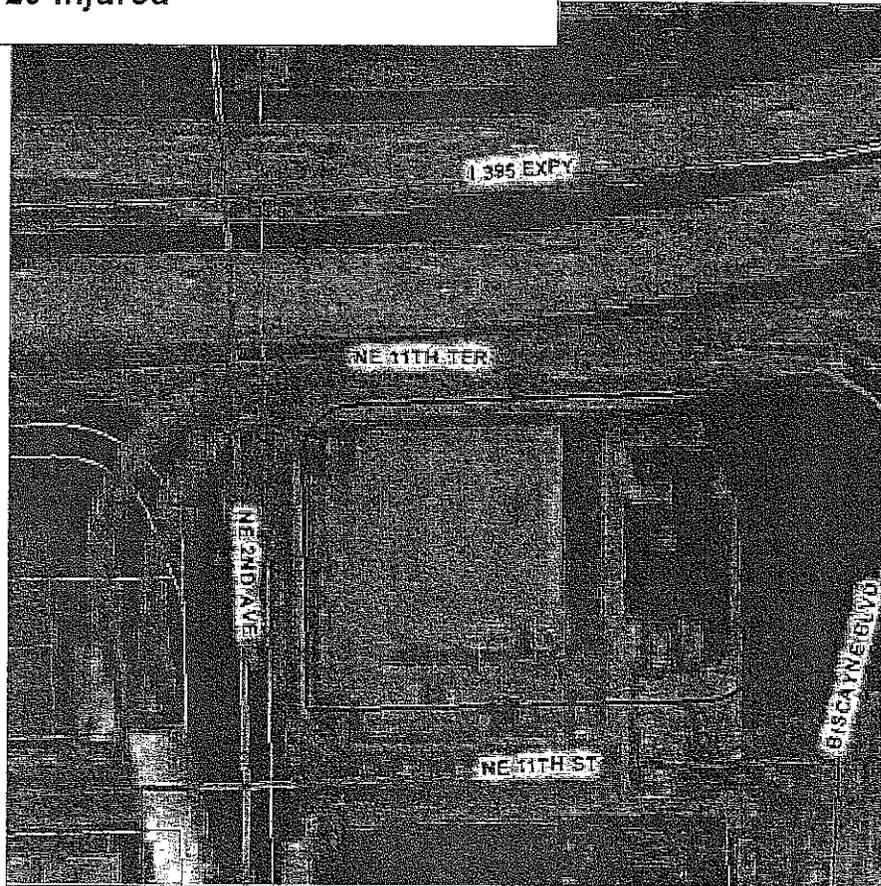
As a routine matter, and in order to avoid possible misunderstanding, nothing in this inspection Report Form, attached Minimum Inspection Guideline and our Non-Destructive Observations, should be construed directly, or indirectly, as guaranteed or warrantee for any portions of the structure. To the best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

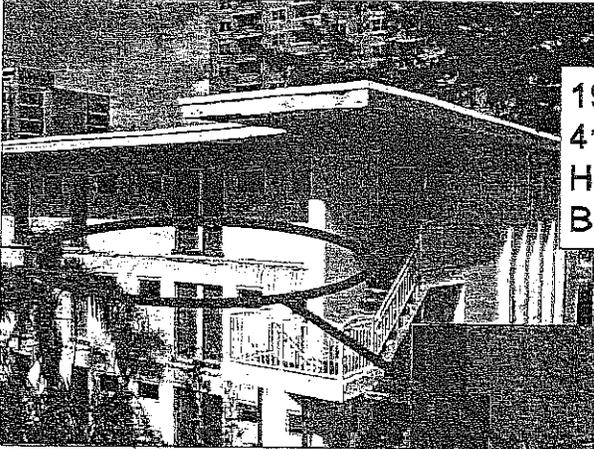
MINIMUM INSPECTION GUIDELINES FOR  
BUILDING SAFETY INSPECTION  
ELECTRICAL

- 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:

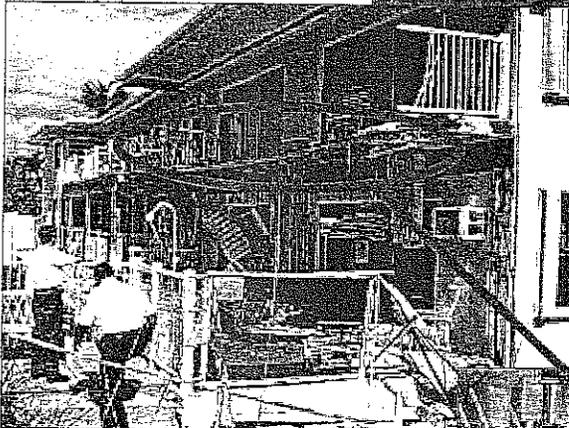
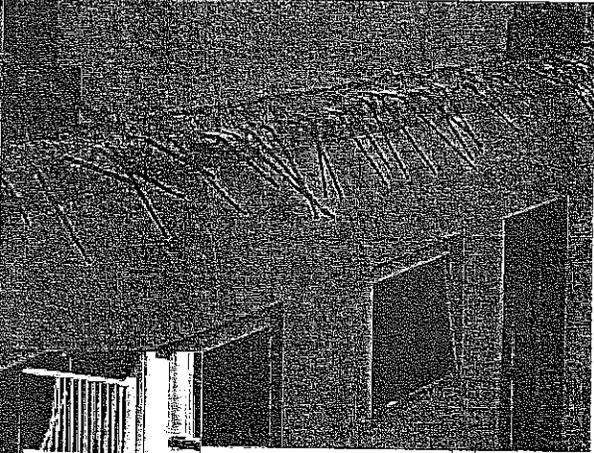
- IX. Branch Circuits:
  - A. Identification Code Compliant ( ) Requires Repair ( )
  - B. Comments:
- X. Conduit/Raceways: Code Compliant ( ) Requires Repair ( )
  - Comments:
- XI. Low Voltage Wiring Methods Code Compliant ( ) Requires Repair ( )
  - Comments:
- XII. Building Illumination:
  - A. Building 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

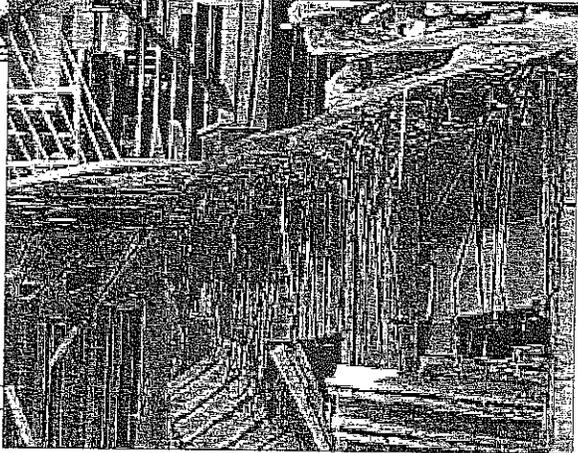


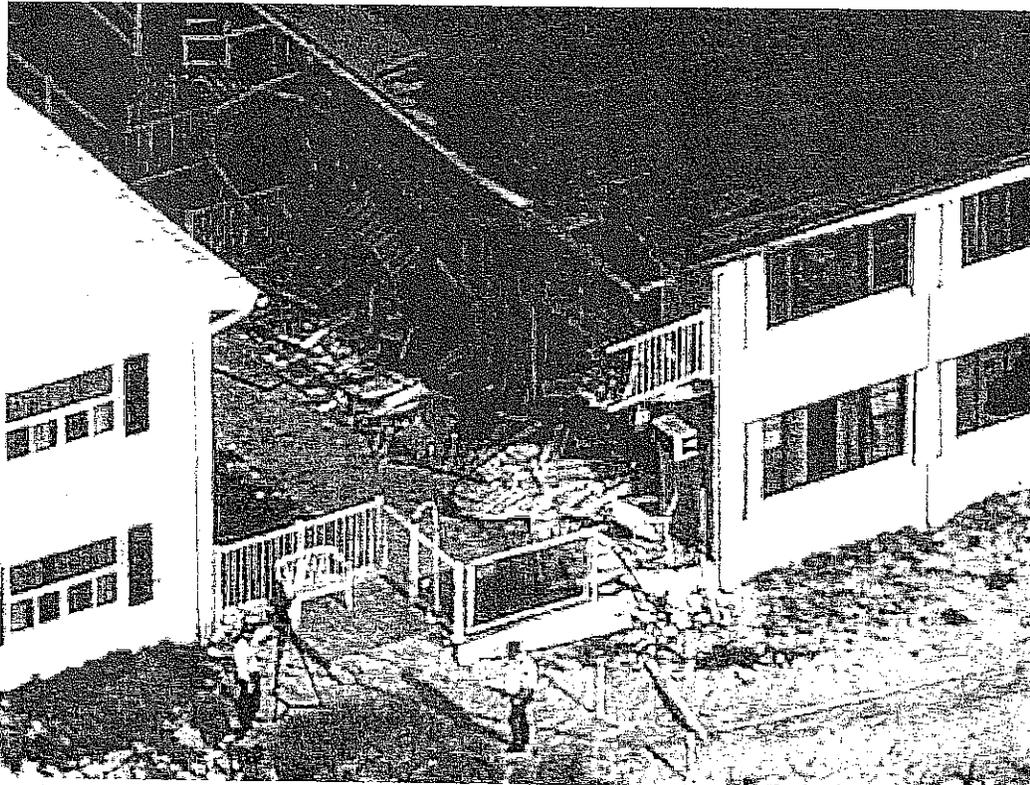


1996  
4111 South Ocean Drive,  
Hollywood, Fl.  
Balcony Collapse



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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