

**40 YEAR BUILDING
SAFETY INSPECTION
PROGRAM**

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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 is now more than 30 years old, 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 instituting this program we are minimalizing the possibilities of future building failure and will be better prepared for hurricane winds.

The program for 2006 is part of a six year phase-in to help reduce and manage the work load of buildings to be inspected. This year only buildings 11,000 square feet or more and dating from 1924 to 1965, are to be reviewed. In 2007 buildings 7,000 square feet and larger will be included. Enclose 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 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 data base that the Board of Rules and Appeals obtains from the County Property Appraiser's Office. The program is then be administrated by 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 for the modifications to be completed in conformance with the Florida Building Code.

In 2006, 1,078 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 1,078. We anticipate less than 1,000 structures annually in Broward County will fall under the program guidelines during each of the next 8 years.

- Remove the construction materials from the top of the structure and fasten down to the ground; or
- Remove the construction materials from the job site; or
- Store the construction materials inside an enclosed structure.

109.12.3 From June 1 to November 30 of each calendar year (the National Weather Service designated hurricane season), building materials shall be loaded on a roof no earlier than twenty (20) working days prior to the permanent installation of those materials.

109.12.4 After winds of hurricane velocity are experienced and have subsided, the Building Official shall investigate to determine if damage has occurred to buildings or other structures. The Building Official will list each structure which has suffered damage in excess of 25%.

109.12.5 No building or other structure or assembly or part thereof, which was damaged or collapsed; out of plumb or line shall be repaired or altered, or otherwise returned to its original position, without inspection and approval by the Building Official.

109.12.6 Upon notification to the Building Official the owner shall retain the services of a licensed contractor who will be granted an emergency permit to secure, brace and perform any service required to make the structure safe. The contractor will be permitted to erect shoring and barricades as required to assure life safety. The Building Official will investigate to assure that the damaged structure is safe and that electrical service has been disconnected. The Building Official will then determine that the structure shall be repaired or demolished per Section 117 of this Code.

109.12.7 Within 30 days of the Building Official's determination, either a drawing indicating the reconstruction shall be submitted for a permit per Sec. 106, or a permit for demolition will be issued to a licensed Demolition Contractor pursuant to Section 105.2.3 of this Code.

109.12.8 Physical damage occurring to meter troughs, risers, weather-heads and associated electrical equipment on the exterior portion of residential structures shall be repaired by a qualified electrical contractor. Upon completion of said repairs:

109.12.8.1 Contractor shall tag the completed work with appropriate identification including Customer Name, Customer Address, brief description of repair, Contractor Name, Contractor CC# and Contractor phone number for F.P. & L. and inspecting authorities. Tag and text shall be durable and weather resistant.

109.12.8.2 Florida Power & Light Co. may, upon acknowledging tag, retap the electrical service without inspection by the inspecting authorities. Florida Power &

Amended April 20, 2006

Light Co. shall take due care to ensure safety before energizing the service.

109.12.8.3 Contractor shall obtain permits after the fact within thirty days of the occurrence.

109.12.8.4 Florida Power & Light Co. shall record and submit to individual inspecting authorities a list of retaps and locations within 30 days after the emergency or crisis conditions have subsided.

109.12.9 During the emergency period the Building Official may accept inspection reports as outlined in Section 105.3-Special Inspector, for structural portions, including qualified engineers or architects for electrical, mechanical and plumbing inspections.

109.12.10 During the emergency period, as proclaimed by the governor, the Building Official may at his or her option allow a Florida Registered Architect or a Professional Engineer to perform required re-roofing inspections. These inspections must be performed by the Florida Registered Architect or Professional Engineer accepted by the Building Official and cannot be delegated to other persons. The Florida Registered Architect or Professional Engineer shall submit sealed inspection reports to the Building Official.

109.13 Storm Shutter Placement During Hurricane Season.

109.13.1 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.

109.14 Building Safety Inspection Program The Board of Rules and Appeals 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 Board of Rules and Appeals 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 an occupant load of ten (10) or less, as determined by the minimum occupant load of the Florida Building Code and 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 109.14 Effective January 1, 2006

Section 110 Certificates

110.1 Certificate of Occupancy

110.1.1 Building Occupancy. A new building shall not be occupied or a change made in the occupancy, nature or use of a building or part of a building until after the building official has issued a Certificate of Occupancy. Said certificate shall not be issued until all required electrical, gas, mechanical, plumbing and fire protection systems have been inspected for compliance with the technical codes and other applicable laws and ordinances and released by the building official.

110.1.2 Issuing Certificate of Occupancy. Upon completion of construction of a building or structure and installation of electrical, gas, mechanical and plumbing systems in accordance with the technical codes, reviewed plans and/or specifications, and after the final inspection, the building official shall issue a Certificate of Occupancy stating the nature of the occupancy permitted, the number of persons for each floor when limited by law, and the allowable load per square foot for each floor in accordance with the provisions of this code.

110.1.3 Temporary/Partial Certificate of Occupancy.

110.1.3.1 A Temporary Certificate of Occupancy may be issued by the Building Official, for the use of a building for a period of up to ninety days, providing the building to be occupied has, to the satisfaction of the Building Official, met all the code provisions related to sanitary facilities, electric service, means of egress, fire resistive separation, structural adequacy, and life safety requirements.

The temporary Certificate of Occupancy may be extended for one period up to 90 days if a request is made in writing to the Building Official prior to the expiration of the initial Temporary Certificate of Occupancy.

In the event the Temporary Certificate of Occupancy has expired, or no extension has been granted by the Building Official, the electric service may be disconnected, upon written notice by Certified Mail or hand

delivery to the owner or tenant and a copy forwarded to the Public Service Corporation or agency providing service to the building or structure, pursuant to Section 106.3 of this Code.

110.1.3.2 A Partial Certificate of Occupancy may be issued by the Building Official for portions of a building providing such portions comply with the requirements for a Certificate of Occupancy, and the portions of the building are isolated from the portions in which construction activities are continuous. Areas not included in the Partial Certificate of Occupancy shall not be occupied until such areas are completed satisfactorily for an issuance of a Certificate of Occupancy. Each area shall not be occupied until inspected and approved and additional Partial Certificates of Occupancy are issued. The final Certificate of Occupancy shall not be issued for the entire building until the requirements of Section 106.1 are complied with.

110.2 Certificate of Completion. A certificate of completion is proof that a structure or system is complete and for certain types of permits is released for use and may be connected to a utility system. This certificate does not grant authority to occupy or connect a building, such as a shell building, prior to the issuance of a Certificate of Occupancy.

110.3 Revocation. The building official is authorized to, in writing, suspend or revoke a certificate of occupancy or completion issued under the provisions of this code wherever the certificate is issued in error, or on the basis of incorrect information supplied, or where it is determined that the building or structure or portion thereof is in violation of any ordinance or regulation or any of the provisions of this code or the fire code.

Section 111 Service Utilities

111.1 Connection of service utilities. No person shall make connections from a utility source of energy, fuel or power to any building or system that is regulated by the technical codes and for which a permit is required, until released by the building official or chief electrical inspector and a Certificate of Occupancy or Completion is issued.

111.2 Temporary connection. The building official or chief electrical inspector may authorize the temporary connection of the building or system to the utility source of energy, fuel or power for the purpose of testing building service systems or for use under a temporary Certificate of Occupancy.

111.3 Energizing Systems: It shall be unlawful for any person, firm or corporation to energize any wiring system or portion thereof until the electrical work has been inspected and approved and the responsible person, firm or



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

Section 109.14 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, with the minimum inspection procedural guidelines as issued by the Board of Rules and Appeals.

(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 Building Safety Inspection Report in which to complete indicated repairs or modifications which shall be executed in conformance with all applicable Sections of the Building Code.

**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 _____ 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 109.14 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 # _____



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. 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 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 109.14 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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