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Milestone Inspection Report

Project #22RS-0563 June 27, 2023 **FINAL COPY**

Client:

Tamarind Gulf and Bay Condominium Association, Inc.

Project:

Tamarind Gulf and Bay **Milestone Inspection**

Address:

2955 North Beach Road Englewood, FL 34223







Tampa

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY DAVID G. KARINS, PE ON THE DATE ADJACENT TO THE SE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

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Daytona



June 12, 2023

Mr Gerald G. Meiler, President Tamarind Gulf and Bay Condominium Association, Inc. 2955 North Beach Road Englewood, FL 34223 tamarindpresident@gmail.com

RE: Tamarind Gulf and Bay Condominium Association, Inc. KE File # 22RS-0563 Professional Engineering Services – Milestone Inspection For Buildings: A1, A2, A3, A4, A5, B3, B4, B5, B6, B7, B8, C1, & D1

Dear Mr. Gerald Meiler and Board of Directors:

Karins Engineering (KE) has agreed to render professional engineering services in connection with a Milestone Inspection per F.S. 553.899 at **Tamarind Gulf and Bay** (hereinafter called the "Project"), located at **2950 & 2955 North Beach Road**, for **Tamarind Gulf and Bay Condominium Association, Inc.** (hereinafter called the "Client"), on July 6, 2022. Per the signed Letter of Agreement by the Client dated January 24, 2023, KE completed a limited condition observation and evaluation of the current conditions and construction.

This structural inspection is for the sole purpose of identifying *substantial structural deterioration* of any structural elements of the building or structure that pose an immediate threat to life, safety, or where failure of a critical component is imminent. The intent of our findings is to ascertain the general condition of these components and to make recommendations for appropriate repair and protection.

The structural inspection is limited to observations visible at the time of our inspection and no destruction or invasive inspections were performed. The purpose of the inspection is to determine the structural condition of the building or structure to the extend reasonable 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 live loads.

Neither our observations nor this report is intended to address hidden defects, mechanical, electrical, architectural, code compliance, or other areas of the building not specifically mentioned herein. Our investigation was not intended to be exhaustive or to detect efficiencies except as specifically mentioned herein. Due to the limited scope of this investigation, we cannot attest to the structure's compliance with applicable building codes and / or accepted construction techniques, excepted as noted herein. KE did not attempt to verify the adequacy of original design or supplant the responsibility of the Engineer of Record.

Tampa

Sarasota

Executive Summary:

The purpose of this report is to summarize our findings related to the investigation and assessment of the subject building as it relates to F. S. 553.899¹, commonly known as, a **Milestone Inspection**. This inspection is defined as, "a structural inspection of a building, including an inspection of load-bearing walls and the primary structural members and primary structural system..."¹ Additionally, as is further defined, "the purpose of such inspection is not to determine if the condition of an existing building is in compliance with Florida Building Code or the fire safety code."¹

Furthermore, this report addresses **substantial structural deterioration**, this term is defined as, "substantial structural distress that negatively affects a building's general structural condition and integrity. The term does not include surface imperfections such as cracks, distortion, sagging, deflections, misalignment, signs of leakage, or peeling of finishes..."¹

The Milestone Inspection consists of two phases (if applicable), Phase 1 and Phase 2:

The **Phase 1** inspection definition is summarized as, "*perform a visual examination… including the major structural components of a building, and provide a qualitative assessment of the structural conditions of the building.*" ¹ Furthermore, if no signs of substantial structural deterioration are discovered, Phase 2 is not required.

The **Phase 2** inspection definition is summarized as, "*if any substantial structural deterioration is identified during phase one. A phase two inspection may involve destructive or nondestructive testing… and may be as extensive or as limited as necessary… and to recommend a program for fully assessing and repairing distressed and damaged portions of the building.*"¹

According to Charlotte County Property Appraiser, the subject building is located within the limits of the City of Englewood and zoned MMF7.5 with 8.76 total acres. The parcel contains the following elements: fifteen buildings, asphalt driveways, car ports, inground pool, boat piers, and various landscaping elements. The parcel is located between single-family homes to the north and south, the Gulf of Mexico the west, and Lemon Bay to the east. The parcel is accessed from North Beach Road and occupies both the east and west sides of the road. Two of the buildings (the club house & building "E") are only two stories or less tall and therefore outside the scope of this report.

Structural drawings produced by Benson Surman Inc., dated 7-10-79 (note: the drawings are not signed or sealed) were provided by the Association. All the buildings on the property are constructed similarly. The roofs are constructed of open web wood framed trusses that span between Concrete Masonry Units (CMU) walls. All spaces above the roof level are wood framed. The floors below the roofs are constructed of reinforced concrete filigree trusses that span between CMU load bearing walls and conventionally reinforced concrete beams on conventionally reinforced concrete columns. The buildings are Type I construction and the first one was completed in 1980.



¹ Appendix B

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Thus, through our investigation and assessment and as this report shall conclude, the subject building does not exhibit signs of substantial structural deterioration and <u>passes</u> the Phase 1 inspection, which means it <u>does not</u> require a Phase 2 inspection.



Statute Summary:

The new F. S. 553.899 - Mandatory structural inspections for condominiums and cooperative buildings creates a statewide inspection requirement for buildings that are, three (3) stories or higher in height and thirty (30) years after initial occupancy or twenty-five (25) years after initial occupancy for buildings located within three (3) miles of the coast.

An inspection every ten (10) years following this initial Milestone Inspection will be required.

The engineer is to provide a summary Milestone Inspection report to the local building official.

The following is for informational purposes only. KE is in no position to provide legal advice:

The Client is to "distribute a copy of the inspector-prepared summary of the inspection report to each unit owner, regardless of the findings or recommendations in the report, ...; must post a copy of the inspector-prepared summary in a conspicuous place on the condominium property; and must publish the full report and inspector-prepared summary on the association's website" ¹



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Reference Documents

In preparation of this report, KE reviewed the following documentation:

- Charlotte County Property Appraiser portal
- Structural drawings produced by Benson Surman Inc., dated 7-10-79, and are not signed or sealed.

Unless noted otherwise, KE did not review every subsection of these documents, make attempts to acquire public records, and assess the full history of the building. Furthermore, historical or association documents may have been provided by the Client. However, KE reviewed all past internal documentation in relevance to this report and shall be noted as necessary. *Updates to this edition can be made if further information is provided*.

Reference Contacts

In preparation of this report, KE procured correspondence with the following parties:

- Gerry Meiler, Board President: <u>tamarindpresident@gmail.com</u>
- Rob Austin, Maintenance Manager: <u>austinrb1951@outlook.com</u>
- Tom Crichton, Board Vice President: <u>tamarindvp1@gmail.com</u>



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General Information:

KE visited the site on the following dates: May 19, 2023 & May 24, 2023. During our visit, KE observed the condition of the building components and areas as outlined below.

KE visit was observational only. No destructive testing was undertaken during the tenure of our visit. At no time did KE move or alter any unit configuration to view components or access items whether structural or non-structural.

KE conducted *qualitative* soundings at structural members to investigate for *extensive and / or systematic* delamination and spalling that may not be visually observable. Small areas were not documented, unless noted otherwise.

KE did not investigate the following components beyond obvious corrosion, deterioration, or operational issues:

- Major electrical components
- Major mechanical components
- Major plumbing components
- Doors and windows; other than condition of sealant
- Exterior finishes; beyond view from ground level and balconies
- Foundations including pile caps
- Major drainage system; beyond its influence on erosion



Figure 1: Ariel View of Parcel and Building.



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Scope of Observations:

The structural elements and related components are found at different areas amongst the building. For ease of reference and understanding these items have been broken down at each level, as follows:

4-Story "A" Buildings:

- Roof: Level 4
 - o Roof
 - o Decks
 - Structures
- Typical Residential: Levels 1-4
 - Windows & doors
 - o Balconies
- Typical Common: Level 1-3

3-story "B", "C", & "D" Buildings:

- Roof: Level 3
 - o Roof
 - o Decks
 - o Structures
- Typical Residential: Levels 1-3
 - Windows & doors
 - o Balconies
- Typical Common: Level 1-2

- o Main Lobby
- Laundry Room
- Ground: Level 1
 - Main Lobby
 - o Fire Control Room
- Below Ground: Level 0
 - o Elevator pits
 - o Foundations
 - o Main Lobby
 - o Laundry Room
 - Ground: Level 1

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- o Main Lobby
- o Fire Control Room
- Below Ground: Level 0
 - o Elevator pits
 - o Foundations

The following elements were observed at each level:

- Building
- Elevators
- Stairwells

Operational Rooms

- Common lobbies
- Façade

The following units were entered for access to balconies & roof decks:

- Unit A123
- Unit A235
- Unit A224
- Unit A331
- Unit A434
- Unit A535
- Unit A524

- Unit B323
- Unit B422
- Unit B622
- Unit B722
- Unit B823
- Unit C123
- Unit D126



TYPICAL FOR ALL "A" BUILDINGS:

(4-Stories)

Observations & Commentary:

The following section provides our observations as they relate to F. S. 553.899. Specifically, the **primary structural system**. Please see Appendix A for Supplementary Observations and Recommendations regarding deficiencies noted during our observations. Appendix B is for informational purposes only.

Primary Structural System: Roof

Type: Open web wood framed floor trusses or 2x10 joists that span between load bearing CMU walls with non-load bearing parapet walls.

Limitations: The condition of the roofing system, mechanical and electrical components, and related items are out of the scope of this report.

Commentary: The primary purpose of a roof is to provide protection for the structure and its occupants from the elements. The design and construction of a structure can be structurally dependent or independent of a roof. This means, a roof can function directly as part of the primary structural system or the structure below simply supports the roof. In either case, damage to any structural roof elements can alter the intended load path to the foundations and can create detrimental and dangerous conditions for the structure and occupants below.



Figure 2: Typical Roof



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Primary Structural System: Columns

Type: Conventionally reinforced concrete columns.

Limitations: Interior columns within the units covered with a finish were not visually observable.

Commentary: Fundamentally, the primary purpose of a column is to transfer loads from a beam to the foundation. However, walls and floors can transfer loads directly to the column. Generally, isolated exterior columns are easily identifiable, but this feature makes them more prone to deficiencies as they are directly exposed to the elements. Exterior and interior columns adjacent to walls are usually finished to blend-in seamlessly with the surrounding finishes and can be difficult to distinguish. Naturally, this feature is advantageous in the long-term as most columns are within the building envelope and have a greater degree of protection from the elements. Unfortunately, depending on the type of finish, it may not be possible to directly observe any sort of deterioration or deficiencies.



Figure 3: Typical Concrete Column



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Primary Structural System: Beams

Type: Conventionally reinforced concrete beams.

Limitations: Interior beams within the units covered with a finish were not visually observable.

Commentary: Fundamentally, the primary purpose of a beam is to transfer loads from a wall or floor. Generally, exterior beams spanning between columns or that are cantilevered are easily identifiable. But, interior beams are typically covered with a finishes and can be difficult to distinguish. Additionally, dependent on the type of finish, it may not be possible to directly observe any sort of deterioration or deficiencies. Of course, this is dependent on the type of design for the structure as some structures do not utilize beams, see Floors section.



Figure 4: Typical Concrete Beam



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Primary Structural System: Walls

Type: Conventionally reinforced masonry shearwalls and non-load bearing masonry in-fill walls.

Limitations: Shearwalls within the units covered with a finish were not visually observable. Only shear walls in the elevator shaft were observed.

Commentary: Fundamentally, the purpose of a wall is to provide protection for the structure and its occupants from the elements. In conventional concrete design, walls are typically not load-bearing and are filled-in with standard masonry between the column and beam construction. However, large structures with numerous stories utilize shearwalls for lateral resistance. Essentially, these act as oversized cantilevered beams protruding from the foundations. Typically, shearwalls are significantly thicker and constructed of reinforced concrete.



Figure 5: Elevator shaft (A5)



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Primary Structural System: Floors

Type: Reinforced concrete filigree trusses, cantilevered walkways, and balconies.

Limitations: Exterior unfinished walkways, balconies, and stairwells were observed. Interior floors and exterior walkways covered in finish were not visually observable.

Commentary: Fundamentally, the purpose of a floor is to distribute loading from occupants and material to the beams. Dependent on the type of design, the loading may be distributed to the walls and / or columns instead. Interior floors are typically covered with finishes and it may not be possible to directly observe any sort of deterioration or deficiencies.



Figure 6: Electrical Closet



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Primary Structural System: Foundations

Type: Prestressed concrete piles w/ conventionally reinforced pile caps and grade beams.

Limitations: Foundations observations were not feasible at the time of this report.

Commentary: None.

Observations: None.



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Recommendations:

The following section provides our recommendations organized as an Eisenhower matrix:

- Important and Urgent o N/A
- Important and Not Urgent o N/A
- Not Important and Urgent
 - o N/A
- Not Important and Not Urgent
 - o N/A



TYPICAL FOR ALL "B", "C", & "D" BUILDINGS:

(3-Stories)

Observations & Commentary:

The following section provides our observations as they relate to F. S. 553.899. Specifically, the **primary structural system**. Please see Appendix A for Supplementary Observations and Recommendations regarding deficiencies noted during our observations. Appendix B is for informational purposes only.

Primary Structural System: Roof

Type: Open web wood framed floor trusses or 2x10 wood joists that span between load bearing CMU walls with non-load bearing parapet walls.

Limitations: The condition of the roofing system, mechanical and electrical components, and related items are out of the scope of this report.

Commentary: The primary purpose of a roof is to provide protection for the structure and its occupants from the elements. The design and construction of a structure can be structurally dependent or independent of a roof. This means, a roof can function directly as part of the primary structural system, or the structure below simply supports the roof. In either case, damage to any structural roof elements can alter the intended load path to the foundations and can create detrimental and dangerous conditions for the structure and occupants below.



Figure 7: Typical Roof



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Primary Structural System: Columns

Type: According to referenced drawings, no columns are present in buildings B, C, or D.



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Primary Structural System: Beams

Type: Conventionally reinforced concrete beams.

Limitations: Interior beams within the units covered with a finish were not visually observable.

Commentary: Fundamentally, the primary purpose of a beam is to transfer loads from a wall or floor. Generally, exterior beams spanning between columns or that are cantilevered are easily identifiable. But, interior beams are typically covered with a finishes and can be difficult to distinguish. Additionally, dependent on the type of finish, it may not be possible to directly observe any sort of deterioration or deficiencies. Of course, this is dependent on the type of design for the structure as some structures do not utilize beams, see Floors section.



Figure 8: Typical Concrete Beam.



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Primary Structural System: Walls

Type: Conventionally reinforced masonry shearwalls and non-load bearing masonry in-fill walls.

Limitations: Shearwalls within the units covered with a finish were not visually observable

Commentary: Fundamentally, the purpose of a wall is to provide protection for the structure and its occupants from the elements. In conventional concrete design, walls are typically not load-bearing and are filled-in with standard masonry between the column and beam construction. However, large structures with numerous stories utilize shearwalls for lateral resistance. Essentially, these act as oversized cantilevered beams protruding from the foundations. Typically, shearwalls are significantly thicker and constructed of reinforced concrete.



Figure 9: Typical Exterior Wall



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Primary Structural System: Floors

Type: Reinforced concrete filigree trusses, cantilevered walkways, and balconies.

Limitations: Exterior unfinished walkways, balconies, and stairwells were observed. Interior floors and exterior walkways covered in finish were not visually observable.

Commentary: Fundamentally, the purpose of a floor is to distribute loading from occupants and material to the beams. Dependent on the type of design, the loading may be distributed to the walls and / or columns instead. Interior floors are typically covered with finishes, and it may not be possible to directly observe any sort of deterioration or deficiencies.



Figure 10: Concrete floor at landing



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Primary Structural System: Foundations

Type: Prestressed concrete piles w/ conventionally reinforced pile caps and grade beams.

Limitations: Foundations observations were not feasible at the time of this report.

Commentary: None.

Observations: None.



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Recommendations:

The following section provides our recommendations organized as an Eisenhower matrix:

- Important and Urgent o N/A
- Important and Not Urgent o N/A
- Not Important and Urgent
 - o N/A
- Not Important and Not Urgent
 - o N/A



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Conclusion:

Based on the scope of the inspection and for the areas that were able to be assessed, within a reasonable degree of engineering certainty, we have not observed any conditions that would compromise the safety of the building for its intended use and occupancy. We reserve the right to amend our opinion should new information be brought to our attention.

The subject building passes Phase 1 of the Milestone Inspection.

The subject building is required to facilitate a Milestone Inspection in 10 years.

This report is prepared for the sole benefit of the client. Any unauthorized use without our permission shall result in no liability or legal exposure to Karins Engineering, Inc.

We trust this information is helpful. Should questions arise, please do not hesitate to contact us!



Appendices:

- Appendix A: Supplementary Observations & Recommendations
- Appendix B: F.S. 553.899





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APPENDIX A

Supplementary Observations (informational):



Figure 1 – Tamarind Gulf & Bay

Tampa

St. Petersburg

Sarasota

Ft. Lauderdale

Firm Registration Number 8371 www.Karins.com

Daytona Beach

Naples / Ft. Myers

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Roof System & Rooftop Structures:



Figure 2: Typical Roof



Figure 3: Typical Roof Deck





Figure 4: Typical Roof



Figure 5: Typical Roof





Figure 6: Typical Roof



Figure 7: Typical Roof Deck



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Building Exterior, Cladding, & Features:



Figure 8: Typical North Elevation Exterior Wall



Figure 9: Typical North Elevation Exterior Wall





Figure 10: Typical North Elevation Exterior Wall



Figure 11: Typical North Elevation Exterior Wall





Figure 12: Typical Peeling Paint at Downspout



Figure 13: Typical Peeling Paint at Downspout





Figure 14: Typical windows and doors



Figure 15: Delaminated Stucco at Wall



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Windows & Doors:



Figure 16: Typical windows and doors



Figure 17: Typical windows and doors





Figure 18: Typical windows and doors







Figure 20: Typical door



Figure 21: Typical Sliding Glass Door





Figure 22: Typical Sliding Glass Door



Figure 23: Typical windows





Figure 24: Typical windows



Figure 25: Typical windows and doors





Figure 26: Typical windows



Figure 27: Typical windows and doors



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Balconies, Roof Decks & Patios:





Figure 29: Typical Balcony and Patio





Figure 30: Loose Guardrail Post Connection



Figure 31: Loose Guardrail Post Connection



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Figure 33: Balcony Edge





Figure 34: Spalled Stucco



Figure 35: Delaminated Stucco at Balcony



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Stairwells & Shafts:



Figure 36: Typical Stairwell



Figure 37: Typical Stairwell





Figure 38: Typical Stairwell



Figure 39: Typical Stair





Figure 40: Typical Stair.



Figure 41: Elevator Pit



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Figure 42: Typical Elevator Shaft



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Operational Rooms:



Figure 43: Typical Electrical Room.



Figure 44: Typical Electrical Room.



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Supplemental Recommendations (informational):

The following section provides our recommendations organized as an Eisenhower matrix:

- Important and Urgent
 - o Repair loose guardrail posts at roof decks (As soon as possible)
 - Remove standing water from elevator pit (As soon as possible)
- Important and Not Urgent
 - Pressure wash and remove staining on elevations (annually)
 - Repair peeling paint (within 1 year)
 - Repair spalled and delaminated stucco at balcony edges (Approx. 1-2 years)
 - Repair delaminated stucco that hasn't spalled or cracked (during next painting cycle)
- Not Important and Urgent
 - o N/A
- Not Important and Not Urgent
 - o Periodically remove debris at sliding glass door's weep holes (annually)
 - Periodically verify main roof drains are clear of excessive debris and drain efficiently (annually)
 - o Periodically monitor elevator pits for standing water (annually)
 - Remove rust stains on patio (as needed)
- *Note:* The items described in Appendix A are not intended to provide or identify all deficient areas. It is, however, intended to identify deficiencies visually observed at the time of the site visit and to emphasize the importance of ongoing maintenance to help prolong the life of the structure.



APPENDIX B

The 2022 Florida Statutes (including 2022 Special Session A and 2023 Special Session B)

Title XXXIII

Chapter 553

View Entire Chapter

REGULATION OF TRADE, COMMERCE, INVESTMENTS, AND SOLICITATIONS BUILDING CONSTRUCTION STANDARDS 553.899 Mandatory structural inspections for condominium and cooperative buildings.—

(1) The Legislature finds that maintaining the structural integrity of a building throughout its service life is of paramount importance in order to ensure that buildings are structurally sound so as to not pose a threat to the public health, safety, or welfare. As such, the Legislature finds that the imposition of a statewide structural inspection program for aging condominium and cooperative buildings in this state is necessary to ensure that such buildings are safe for continued use.

(2) As used in this section, the terms:

(a) "Milestone inspection" means a structural inspection of a building, including an inspection of load-bearing walls and the primary structural members and primary structural systems as those terms are defined in s. <u>627.706</u>, by a licensed architect or engineer authorized to practice in this state for the purposes of attesting to the life safety and adequacy of the structural components of the building and, to the extent reasonably possible, determining the general structural condition of the building as it affects the safety of such building, including a determination of any necessary maintenance, repair, or replacement of any structural component of the building. The purpose of such inspection is not to determine if the condition of an existing building is in compliance with the Florida Building Code or the firesafety code.

(b) "Substantial structural deterioration" means substantial structural distress that negatively affects a building's general structural condition and integrity. The term does not include surface imperfections such as cracks, distortion, sagging, deflections, misalignment, signs of leakage, or peeling of finishes unless the licensed engineer or architect performing the phase one or phase two inspection determines that such surface imperfections are a sign of substantial structural deterioration.

(3) A condominium association under chapter 718 and a cooperative association under chapter 719 must have a milestone inspection performed for each building that is three stories or more in height by December 31 of the year in which the building reaches 30 years of age, based on the date the certificate of occupancy for the building was issued, and every 10 years thereafter. If the building is located within 3 miles of a coastline as defined in s. <u>376.031</u>, the condominium association or cooperative association must have a milestone inspection performed by December 31 of the year in which the building reaches 25 years of age, based on the date the certificate of occupancy for the building was issued, and every 10 years thereafter. The condominium association or cooperative association must arrange for the milestone inspection to be performed and is responsible for ensuring compliance with the requirements of this section. The condominium association or cooperative association or cooperative association is responsible for all costs associated with the inspection. This subsection does not apply to a single-family, two-family, or three-family dwelling with three or fewer habitable stories above ground.

(4) If a milestone inspection is required under this section and the building's certificate of occupancy was issued on or before July 1, 1992, the building's initial milestone inspection must be performed before December 31, 2024. If the date of issuance for the certificate of occupancy is not available, the date of issuance of the building's certificate of occupancy shall be the date of occupancy evidenced in any record of the local building official.

(5) Upon determining that a building must have a milestone inspection, the local enforcement agency must provide written notice of such required inspection to the condominium association or cooperative association by certified mail, return receipt requested.

(6) Within 180 days after receiving the written notice under subsection (5), the condominium association or cooperative association must complete phase one of the milestone inspection. For purposes of this section, completion of phase one of the milestone inspection means the licensed engineer or architect who performed the phase one inspection submitted the inspection report by e-mail, United States Postal Service, or commercial delivery service to the local enforcement agency.

(7) A milestone inspection consists of two phases:

(a) For phase one of the milestone inspection, a licensed architect or engineer authorized to practice in this state shall perform a visual examination of habitable and nonhabitable areas of a building, including the major structural components of a building, and provide a qualitative assessment of the structural conditions of the building. If the architect or engineer finds no signs of substantial structural deterioration to any building components under visual examination, phase two of the inspection, as provided in paragraph (b), is not required. An architect or engineer who completes a phase one milestone inspection shall prepare and submit an inspection report pursuant to subsection (8).

(b) A phase two of the milestone inspection must be performed if any substantial structural deterioration is identified during phase one. A phase two inspection may involve destructive or nondestructive testing at the inspector's direction. The inspection may be as extensive or as limited as necessary to fully assess areas of structural distress in order to confirm that the building is structurally sound and safe for its intended use and to recommend a program for fully assessing and repairing distressed and damaged portions of the building. When determining testing locations, the inspector must give preference to locations that are the least disruptive and most easily repairable while still being representative of the structure. An inspector who completes a phase two milestone inspection shall prepare and submit an inspection report pursuant to subsection (8).

(8) Upon completion of a phase one or phase two milestone inspection, the architect or engineer who performed the inspection must submit a sealed copy of the inspection report with a separate summary of, at minimum, the material findings and recommendations in the inspection report to the condominium association or cooperative association, and to the building official of the local government which has jurisdiction. The inspection report must, at a minimum, meet all of the following criteria:

- (a) Bear the seal and signature, or the electronic signature, of the licensed engineer or architect who performed the inspection.
- (b) Indicate the manner and type of inspection forming the basis for the inspection report.

(c) Identify any substantial structural deterioration, within a reasonable professional probability based on the scope of the inspection, describe the extent of such deterioration, and identify any recommended repairs for such deterioration.

- (d) State whether unsafe or dangerous conditions, as those terms are defined in the Florida Building Code, were observed.
- (e) Recommend any remedial or preventive repair for any items that are damaged but are not substantial structural deterioration.
- (f) Identify and describe any items requiring further inspection.

(9) The association must distribute a copy of the inspector-prepared summary of the inspection report to each condominium unit owner or cooperative unit owner, regardless of the findings or recommendations in the report, by United States mail or personal delivery and by electronic transmission to unit owners who previously consented to receive notice by electronic transmission; must post a copy of the inspector-prepared summary in a conspicuous place on the condominium or cooperative property; and must publish the full report and inspector-prepared summary on the association's website, if the association is required to have a website.

(10) A local enforcement agency may prescribe timelines and penalties with respect to compliance with this section.

(11) A board of county commissioners may adopt an ordinance requiring that a condominium or cooperative association schedule or commence repairs for substantial structural deterioration within a specified timeframe after the local enforcement agency receives a phase two inspection report; however, such repairs must be commenced within 365 days after receiving such report. If an association fails to submit proof to the local enforcement agency that repairs have been scheduled or have commenced for substantial structural deterioration identified in a phase two inspection report within the required timeframe, the local enforcement agency must review and determine if the building is unsafe for human occupancy.

(12) The Florida Building Commission shall review the milestone inspection requirements under this section and make recommendations, if any, to the Legislature to ensure inspections are sufficient to determine the structural integrity of a building. The commission must provide a written report of any recommendations to the Governor, the President of the Senate, and the Speaker of the House of Representatives by December 31, 2022.

(13) The Florida Building Commission shall consult with the State Fire Marshal to provide recommendations to the Legislature for the adoption of comprehensive structural and life safety standards for maintaining and inspecting all types of buildings and structures in this state that are three stories or more in height. The commission shall provide a written report of its recommendations to the Governor, the President of the Senate, and the Speaker of the House of Representatives by December 31, 2023.

History.-s. 3, ch. 2022-269.

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