MIAMI-DADE COUNTY BUILDING RECERTIFICATION
GENERAL CONSIDERATIONS & GUIDELINES

GENERAL STATEMENT

The Miami-Dade Recertification Program, which is synonymous with the State of Florida Milestone Inspection Program, combines both Phase 1 and Phase 2 inspections into a single inspection. The Miami-Dade Recertification Program meets and exceeds the minimum requirements of the State of Florida Milestone Inspection Program adopted in 553.899, Florida Statutes, and the Florida Building Code, Existing Building Volume Chapter 18.

Relevant Definitions

Good: No Substantial Structural Deterioration and No Dangerous Condition Observed.
Fair: Indication of Substantial Structural Deterioration Observed and No Dangerous Condition Observed.
Poor: Actual Substantial Structural Deterioration Observed and No Dangerous Condition Observed.
Significant: Any Observation which is an Indication of Dangerous Condition or Actual Dangerous Condition.

Major Structural Component. A building's load-bearing elements, primary structural members, and primary structural systems.

Substantial Structural Deterioration. A condition that negatively affects a building's structural condition and integrity or a major structural component whose condition meets the definition of Dangerous. 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.

Unsafe conditions. Buildings that are or hereafter become unsafe, insanitary or deficient because of inadequate means of egress facilities, inadequate light and ventilation, or that constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. Unsafe buildings shall be taken down and removed or made safe as the code official deems necessary and as provided for in this code. A vacant building that is not secured against unauthorized entry shall be deemed unsafe. If an owner of the building 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 milestone inspection report within the required timeframe, the local enforcement agency must review and determine if the building is unsafe for human occupancy.

Dangerous. Any building, structure or portion thereof that meets any of the conditions described below shall be deemed dangerous:
1. The building or structure has collapsed, has partially collapsed, has moved off its foundation or lacks the necessary support of the ground.
2. There exists a significant risk of collapse, detachment or dislodgment of any portion, member, appurtenance or ornamentation of the building or structure under permanent, routine, or frequent loads; under actual loads already in effect; or under wind, rain, flood, or other environmental loads when such loads are imminent.

SCOPE OF STRUCTURAL INSPECTION

The fundamental purpose of the required inspection and report is to confirm in reasonable fashion that the building or structure under consideration is safe for continued use under present occupancy. As implied by the title of this document, this is a recommended procedure, and under no circum-stances are these minimum recommendations intended to replace proper professional judgment.

Such inspection shall be for the purpose of determining the general structural condition of the build-ing 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 live load, or wind load, and the general condition of its electrical systems pursuant to the applicable Codes.

In general, unless there is obvious overloading, or significant deterioration of important structural elements, there is little need to verify the original design. The existing structure has been time tested if still offering satisfactory performance. Rather, it is of importance that the effects of time with respect to degradation of the original construction materials be evaluated. It will rarely be possible to visually examine all concealed construction, nor should such be generally necessary. However, a sufficient number of typical structural members should be examined to permit reasonable conclu-sions to be drawn.

Visual Examination will, in most cases, be considered adequate when executed systematically. The visual examination must be conducted throughout all habitable and non-habitable areas of the building, as deemed necessary, by the inspecting professional to establish compliance. Surface im-perfections such as cracks, distortion, sagging, excessive deflections, significant misalignment, signs of leakage, and peeling of finishes should be viewed critically as indications of possible distress.

Testing Procedures and quantitative analysis will not generally be required for structural members or systems except for such cases where visual examination has revealed such need, or where appar-ent loading conditions may be critical.

Manual Procedures such as chipping small areas of concrete and surface finishes for closer exam-inations are encouraged in preference to sampling and/or testing where visual examination alone is deemed insufficient. Generally, unfinished areas of buildings such as utility spaces, maintenance areas, stairwells and elevator shafts should be utilized for such purposes. In some cases, to be held to a minimum, ceilings or other construction finishes may have to be opened for selective examina-tion of critical structural elements. In that event, such locations should be carefully located to be least disruptive, most easily repaired and held to a minimum. In any event, a sufficient number of structural members must be examined to afford reasonable assurances that such are representative of the total structure.

Evaluating an existing structure for the effects of time, must take into account two basic considerations; movement of structural components with respect to each other, and deterioration of materials.

With respect to movement, volume change considerations, principally from ambient temperature changes, and possibly long-time deflections, are likely to be most significant. Foundation move-ments will frequently be of importance, usually settlement, although upward movement due to ex-pansive soils actually may occur, although infrequently in this area. Older buildings on spread foot-ings may exhibit continual, even recent settlements if founded on deep unconsolidated fine grained or cohesive coils, or from subterraneous losses or movements from several possible causes.

With very little qualifications, such as rather rare chemically reactive conditions deterioration of building materials can only occur in the presence of moisture, largely related to metals and their natural tendency to return to the oxide state in the corrosion process.

In this marine climate, highly aggressive conditions exist year-round. For most of the year, outside relative humidity may frequently be about 90 or 95%, while within air-conditioned building, relative humidity will normally be about 55 to 60%. Under these conditions moisture vapor pressures ranging from about 1/3 to 1/2 pounds per square inch will exist much of the time. Moisture vapor will migrate to lower pressure areas. Common building materials such as stucco, masonry and even concrete, are permeable even to these slight pressures. Since most of our local construction does not use vapor barriers, condensation will take place within the enclosed walls of the building. As a result, deterioration is most likely adjacent to exterior walls, or wherever else moisture or direct leakage has been permitted to penetrate the building shell.

Structural deterioration will always require repair. The type of repair, however, will depend upon the importance of the member in the structural system, and degree of deterioration. Cosmetic type repairs may suffice in certain non-sensitive members such as tie beams and columns, provided that the remaining sound material is sufficient for the required function. For members carrying assigned gravity or other loads, cosmetic type repairs will only be permitted if it can be demonstrated by ra-tional analysis that the remaining material, if protected from further deterioration can still perform its assigned function at acceptable stress levels. Failing that, adequate repairs or reinforcement will be considered mandatory.

Written reports shall be required attesting to each required inspection. Each such report shall note the location of the structure, description of the type of construction, and general magnitude of the structure, the existence of drawings and location thereof, history of the structure to the extent rea-sonably known, and a description of the type and manner of the inspection, noting problem areas and recommended repairs, if required to maintain structural integrity.

Evaluation: Each report shall include a cover letter from the design professional with a statement to the effect that the building or structure is structurally or electrically not unsafe as defined by the Florida Building Code, for continued occupancy. It is suggested that each statement also include the following disclaimer indicating the actual scope of the report and limits of liability. The following paragraph may be used:

"As a routine matter, in order to avoid possible misunderstanding, nothing in this report should be construed to be a guarantee for any portion of the structure. To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the building based upon careful evaluation of observed conditions, to the extent reasonably possible."

Foundations:

If all of the supporting subterranean materials were completely uniform beneath a structure, with no significant variations in grain size, density, moisture content or other mechanical properties; and if dead load pressures were completely uniform, settlements would probably be uniform and of little practical consequence. In the real world, however, neither is likely. Significant deviations from either of these two ideal conditions are likely to result in unequal vertical movements.

Monolithic masonry, structures are generally incapable of accepting such movements, and large openings. Since, in most cases, differential shears are involved, cracks will typically be diagonal.

Small movements, in themselves, are most likely to be structurally important only if long term leakage through fine cracks may have resulted in deterioration. In the event of large movements, contiguous structural elements such as floor and roof systems must be evaluated for possible fracture or loss of bearing.

Pile foundations are, in general, less likely to exhibit such difficulties. Where such does occur, special investigation will be required.

Roofs

Sloping roofs, usually having clay or cement tiles, are of concern in the event that the covered membrane may have deflections, if merely resulting from deteriorated rafters or joists will be of greater import. Valley flashing and base flashing at roof penetration will also be matters of concern.

Flat roofs with built up membrane roofs will be similarly critical with respect to deflection considerations. Additionally, since they will generally be approaching expected life limits at the age when building recertification is required careful examination is important. Blisters, wrinkling, alligatoring, and loss of gravel are usual signs of difficulty. Punctures or loss of adhesion of base flashings, coupled with loose counterflashing will also signify possibility of other debris, may result in ponding, which if permitted, may become critical.

Masonry Bearing Walls

Random cracking, or if discernible, definitive patterns of cracking, will of course, be of interest. Bulging, sagging, or other signs of misalignment may also indicate related problems in other structural elements. Masonry walls where commonly constructed of either concrete masonry units, or

scored clay tile, may have been constructed with either reinforced concrete columns and tie beams, or lintels.

Of most probable importance will be the vertical and horizontal cracks where masonry units abut tie columns, or other frame elements such as floor slabs. Of interest here is the observation that although the raw materials of which these masonry materials are made may have much the same mechanical properties as the reinforced concrete framing, their actual behavior in the structure, however, is likely to differ with respect to volume change resulting from moisture content, and variations in ambient thermal conditions.

Moisture penetration, sometimes accompanied by salt laden aggregate and corroding rebars, will usually be the most common cause of deterioration. Tie columns are rarely structurally sensitive, and a fair amount of deterioration may be tolerated before structural; impairment becomes im-portant. Cosmetic type repair involving cleaning, and patching to effectively seal the member, may often suffice. A similar approach may not be unreasonable for tie beams, provided they are not also serving as lintels. In that event, a rudimentary analysis of load capability using the remaining actual rebar area, may be required.

Floor and Roof Systems

Cast in place reinforced concrete slabs and/or beams and joists may often show problems due to corroding rebars resulting from cracks or merely inadequate protecting cover of concrete. Patching procedures will usually suffice where such damage has not been extensive. Where corrosion and spalling has been extensive in structurally critical areas, competent analysis with respect to remaining structural capacity, relative to actual supported loads, will be necessary. Type and extent of repair will be dependent upon the results of such investigation.

Pre-cast members may present similar deterioration conditions. End support conditions may also be important. Adequacy of bearing, indications of end shear problems, and restraint conditions are important, and should be evaluated in at least a few typical locations.

Steel bar joists are, or course, sensitive to corrosion. Most critical locations will be web member welds, especially near supports, where shear stresses are high and possible failure may be sudden, and without warning.

Cold formed steel joists, usually of relatively light gage steel, are likely to be critically sensitive to corrosion, and are highly dependent upon at least nominal lateral support to carry designed loads. Bridging and the floor or roof system itself, if in good condition, will serve the purpose.

Wood joists and rafters are most often in difficulty from "dry rot", or the presence of termites. The former (a misnomer) is most often prevalent in the presence of sustained moisture or lack of adequate ventilation. A member may usually be deemed in acceptable condition if a sharp pointed tool will penetrate no more than about one eighth of an inch under moderate hand pressure. Sagging floors will most often indicate problem areas.

Gypsum roof decks will usually perform satisfactorily except in the presence of moisture. Disintegration of the material and the form-board may result from sustained leakage. Anchorage of the supporting bulb tees against uplift may also be of importance.

Floor and roof systems of cast in place concrete with self-centering reinforcing, such as paper backed mesh and rib-lath, may be critical with respect to corrosion of the unprotected reinforcing. Loss of uplift anchorage on roof decks will also be important if significant deterioration has taken place, in the event that dead loads are otherwise inadequate for that purpose. Expansion joints exposed to the weather must also be checked.

Steel Framing System

Corrosion, obviously enough, will be the determining factor in the deterioration of structural steel. Most likely suspect areas will be fasteners, welds, and the interface area where bearings are embedded in masonry. Column bases may often be suspect in areas where flooding has been experienced, especially if salt water has been involved. Condition of the concrete fireproofing will, if it exists, be the best clue indicating the condition of the steel.

Concrete Framing Systems

Concrete deterioration will, in many cases, be related to rebar corrosion. Honeycomb areas may contribute adversely to the rate of deterioration. Columns are frequently the most suspect. Honeycombing can be prevalent at the base of columns, where fresh concrete was permitted to segregate, dropping into form boxes. This type of problem has been known to be compounded in areas where flooding has occurred, especially involving salt water.

Thin cracks may indicate only minor corrosion, requiring minor patching only. Extensive spalling may indicate a much more serious condition requiring further investigation.

In spall areas, chipping away a few small loose samples of concrete may be very revealing. Espe-cially, since loose material will have to be removed even for cosmetic type repairs, anyway. Fairly reliable quantitative conclusions may be drawn with respect to the quality of the concrete. Even though our cement and local aggregate are essentially derived from the same sources, cement will have a characteristically dark grayish brown color in contrast to the almost white aggregate. A typi-cally white, almost alabaster like coloration will usually indicate reasonably good overall strength.

Based on preliminary findings from the National Institute of Standards and Technology on the collapse of Champlain Towers South in Surfside, Florida in April of 2022, special attention should be paid to deck slabs and plaza decks. Often, additional load has been added to these structures, so it is incumbent upon the inspecting design professional to look closely at slabs, columns, and other transfer members for evidence of distress. This evidence may manifest as efflorescence from water passing through the concrete structures as white or light-colored powdery substance on the underside of slabs and at the base of columns.

Windows and Doors

Window and door condition is of considerable importance with respect to two considerations. Continued leakage may have resulted in other adjacent damage and deteriorating anchorage may result in loss of the entire unit in the event of severe windstorms, even short of hurricane velocity. Perimeter sealants, glazing, seals, and latches should be examined with a view toward deterioration of materials and anchorage of units for inward as well as outward (suction) pressure, most importantly in tall buildings.

Structural Glazing

When installed on threshold buildings, structural glazing curtain wall systems, shall be inspected by the owner at 6 months intervals for the first year after completion of the installation. The purpose of the inspection shall be to determine the structural condition and adhesive capacity of the silicone sealant. Subsequent inspections shall be performed at least once every 5 years at regular intervals for structurally glazed curtain wall systems installed on threshold buildings.

Wood Framing

Older wood framed structures, especially of the industrial type, are of concern in that long term deflections may have opened important joints, even in the absence of deterioration. Corrosion of fer-rous fasteners should be investigated. Dry rot must be considered suspect in all sealed areas where ventilation has been inhibited, and at bearings and at fasteners. Here too, penetration with a pointed tool greater than about one eighth inch with moderate hand pressure will indi-cate the possibility of further deterioration.

Building Facade

Appurtenances on an exterior wall of a threshold building are elements including, but not limited to, any cladding material, precast appliques, exterior fixtures, ladders to rooftops, flagpoles, signs, parapets, railings, copings, guardrails, curtain walls, window frames (including hardware and lites), balcony and terrace enclosures, including greenhouses or solariums, window guards, window air conditioners, flower boxes, satellite dishes, antennae, cell phone towers, and any equipment attached to or protruding from the façade that is mechanically and/or adhesive attached.

Loading

It is of importance to note that even in the absence of any observable deterioration, loading conditions must be viewed with caution. Recognizing that there will generally be no need to verify the original design, since it will have already been "time tested", this premise has validity only if loading patterns and conditions remain unchanged. Any material changes in type and/or magnitude or loading in older buildings should be viewed as sufficient justification to examine load carrying ca-pability of the affected structural system.

Underground or Lower-Level Parking Garages

Buildings with underground parking garages have unique design and maintenance requirements. In South Florida, there are several unique challenges that affect the viability of underground parking structures. These include low ground elevation, short distance from ground surface to the ground-water table, a highly porous substrate, and a corrosive environment (particularly along the coast), among others. Additionally, due to the area's vulnerability to rainfall events and tidal fluctuations (coastal parcels), storms, and hurricanes, there is a greater risk for flooding underground and lower-level garages. Some underground garages may be in areas where they are below the groundwater table or in locations where the groundwater fluctuates with the tides. With rising sea levels, groundwater levels are also increasing in coastal areas. Incidentally, groundwater levels in tidally influenced areas are expected to continue rising over the coming decades. Therefore, these inspec-tion guidelines include an inspection and information gathering component about the maintenance and performance of existing underground parking garages.

SCOPE OF ELECTRICAL INSPECTION

The purpose of the required inspection and report is to confirm with reasonable fashion that the building or structure and all habitable and non-habitable areas, as deemed necessary, by the inspect-ing professional to establish compliance are safe for continued use under present occupancy. As mentioned before, this is a recommendation procedure, and under no circumstances are these mini-mum recommendations intended to supplant proper professional judgment.

Electric Service

A description of the type of service supplying the building or structure must be provided, stating the size of amperage, if three (3) phase or single (1) phase, and if the system is protected by fuses or breakers. Proper grounding of the service should also be in good standing. The meter and electric rooms should have sufficient clearance for equipment and for the service personnel to perform both work and inspections. Gutters and electrical panels should all be in good condition in each meter room throughout the entire building or structure.

Branch Circuits

Branch circuits in the building must all be identified, and an evaluation of the conductors must be performed. There should also exist proper grounding for equipment used in the building, such as an emergency generator, or elevator motor.

Raceways

All types of wiring methods present in the building must be detailed and individually inspected. The evaluation of each type of conduit and cable, if applicable, must be done individually. The raceways in the building should be free from erosion and checked for considerable dents in the con-duits that may be prone to cause a short. The conductors and cables in these raceways should be chafe free and their currents not over the rated amount.

Emergency Lighting

Exit sign lights and emergency lighting, along with a functional fire alarm system, if existing, must all be in good working condition.

Infrared Thermography Inspection

For electrical service systems with service entrance conductors rated at 400 amperes or greater in the aggregate, an infrared thermography inspection with a written report of the following electrical equipment must be provided as applicable or as oth-erwise indicated below: busways, switchgear, panelboards (except in dwelling unit load centers), disconnects, VFDs, starters, control panels, timers, meter centers, gutters junction boxes, automat-ic/manual transfer switches, exhaust fans and transformers. The infrared inspection of electrical equipment shall be performed by a Level-II or higher certified infrared thermographer who is quali-fied and trained to recognize and document thermal anomalies in electrical systems and possesses over 5 years of experience inspecting electrical systems associated with commercial buildings.

HISTORICAL DOCUMENTS AND PERMITTING

An attempt should be made to investigate the existence of documents with the local jurisdiction to assist with the overall inspection of the building.

Understanding the structural system, building components, and intended design may guide the de-sign professional to investigate certain critical areas of the structure.

Violations through the local jurisdiction's code compliance division should be investigated. Cases on file may lead to issues pre-existing with the building, especially any unsafe structure determina-tions. Depending on the nature of the violation, recertification inspections may be affected.

Unpermitted activities may also affect the outcome of a recertification inspection, especially with unpermitted additions to the building. The recertification of a building is conducted on the entire structure including the original construction and any subsequent permitted addition. Unpermitted additions found by the recertification process present an unsafe situation and must be identified in the report, even if found to be properly built. Like a repair process identified by the report, legaliz-ing an unpermitted addition would be a prerequisite to the completion of a successful recertification report. Examples of unpermitted work that may affect recertification include but are not limited to additions, alterations, balcony enclosures, etc.

Repairs identified in the recertification report will most likely require permits. Once the initial re-port is completed it should be immediately submitted to the local jurisdiction for processing, do not proceed to conduct repairs without permits. Some repairs, like changing a bulb in an exit sign, may not require a permit but most other work will require permits. Proceeding without obtaining repair permits may lead to a violation of the code. Additionally, repairs being conducted under a permit will afford additional time to comply with a complete recertification report.

Completing the reports concisely is vital to the overall understanding of the conditions of the build-ing and successful completion of the recertification process. The approved report forms provided must be used, proprietary forms will not be accepted. Where required, photos must be in color and with sufficient resolution to detail the conditions being shown. Recertification reports may be au-dited, and the subject building may be inspected at the discretion of the Building Official. The Building Official reserves the right to revoke an approved recertification report.

The Code-in-Effect of the original construction is the baseline for the recertification inspections. Subsequent improvements to the original building should be inspected based on the code at the time of permitting. It is not the intent of recertification that buildings must be brought in compliance with current codes.

However, refer to the Florida Building Code - Existing Building - Chapter 18: Unsafe Buildings and Equipment, the Miami-Dade County Code (MDCC) Section 8-11 - Existing Buildings, and MDCC Section 8-5 Unsafe Structures for guidance on code violations encountered during the Building Recertification inspections

Department of Regulatory and Economic Resources
11805 SW 26th Street
Miami, Florida 33175-2474
786-315-2000

miamidade.gov/building

CERTIFICATION OF COMPLIANCE WITH PARKING LOT GUARDRAILS STANDARDS IN CHAPTER 8C-6 OF THE CODE OF MIAMI-DADE COUNTY

Case No. _____

Folio No. _____

Property Address: _____

Bldg. No. _____, Sq. Footage: _____

Building Description: _____

I am a Florida registered professional ☐ engineer / ☐ architect with an active license.

On _____, 20_____, I inspected the parking lots servicing the above referenced building for compliance with Section 8C-6 and determined the following (check only one):

☐ The parking lot(s) is not adjacent to or abutting a canal, lake, or other body of water.

☐ The parking lot(s) is adjacent to or abutting a canal, lake or other body of water and parked vehicles are protected by a guardrail that complies with Section 8C-6 of the Miami- Dade County Code.

☐ The parking lot(s) is adjacent to or abutting a canal, lake or other body of water and parked vehicles **are not** protected by a guardrail that complies with Section 8C-6 of Miami-Dade County Code. I have advised the property owner that he/she must obtain a permit for the installation of theguardrail and obtain all required inspection approvals to avoid enforcement action.

_____

Signature and Seal of Architect or Engineer

_____

Print Name

_____

Date

Department of Regulatory and Economic Resources
11805 SW 26th Street
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786-315-2000

miamidade.gov/building

CERTIFICATION OF COMPLIANCE WITH PARKING LOT ILLUMINATION STANDARDS IN CHAPTER 8C-3 OF THE CODE OF MIAMI-DADE COUNTY

Case No. _____

Folio No. _____

Property Address: _____

Bldg. No. _____, Sq. Footage: _____

Building Description: _____

1. I am a Florida registered professional ☐ engineer / ☐ architect with an active license.

2. On _____, 20_____, at _____ ☐ AM / ☐ PM, I measured the level of illumination in the parking lot(s) serving the above-referenced building.

3. Maximum _____ foot candle
   Minimum _____ foot candle
   Maximum to Minimum Ration _____ foot candle

4. The level of illumination provided in the parking lot ☐ meets / ☐ does not meet the minimum standards for the occupancy classification of the building as established in Section 8C-3 of the Miami-Dade County Code.

_____
Signature and Seal of Architect or Engineer

_____
Print Name

_____
Date

REGULATORY AND ECONOMIC RESOURCES DEPARTMENT
11805 SW 26th Street, Miami, Florida 33175
786-315-2000
Miamidade.gov/building

BUILDING RECERTIFICATION INSPECTION REPORT FORM - ELECTRICAL

◯ Initial Inspection Report ◯ Amended Inspection Report after completion of repairs

Licensed Engineer(s) or Architect(s) Responsible for Recertification Inspection

Inspection Firm Name (if applicable):

Address:

Telephone Number: Email:

Assuming Responsibility for: ◯ All ◯ Portion If portion, please list:

Inspection Commencement Date: Inspection Completion Date:

NOTE: Add pages as required to list all additional design professionals assuming responsibility for the Recertification Inspections or portions thereof. Each Design Professional must sign and seal their portion of the work in accordance with Florida Statutes.

Please check the condition that applies:

◯ Dangerous Condition Observed. Notify Building Official within 10 days

◯ Immediate Dangerous Condition Observed. Notify Building and Fire Officials within 24 hours

◯ Maintenance needed but does not rise to the level of Dangerous

◯ Passed the Inspection

Licensed Design Professional: ◯ Engineer ◯ Architect

Name:

License Number:

I am qualified to practice in the discipline in which I am hereby signing:

Seal

Signature: Date:

This report has been based upon the minimum inspection requirements of Miami-Dade County Code Sec. 8-11(f). To the best of my knowledge and ability, this report represents an accurate appraisal of the present conditions of the electrical system, based on careful evaluation of conditions, to the extent reasonably possible.

MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING ELECTRICAL RECERTIFICATION

CASE REFERENCE NUMBER: _____

JURISDICTION NAME: _____

***Use separate sheets for additional responses by referencing the report section number.**

1. DESCRIPTION OF BUILDING

a. Name on Title:
b. Building Street Address: Bldg. #:
c. Legal Description: Attached: ☐
d. Owner's Name:
e. Owner's Mailing Address:
f. Owner's email:
g. Owner's Contact Phone Number:
h. Corresponding Property Folio Number:
i. Name of Condominium or Cooperative Association (if applicable):
j. Building Code Occupancy Classification:
k. Present Use:
l. General description, type of construction, size, number of stories, and special features:
m. Number of Stories: n. Is this a Threshold Building[1] as per 553.71(12) F.S. (Yes/No):
o. Additional Comments:

2. INSPECTIONS

a. Date of Notice of Required Inspection:

b. Date(s) of actual inspection:

c. Name and qualifications of licensee submitting report:

d. Are Any Electrical Repairs Required? (YES/NO):

1. If required, describe, and indicate acceptance:

e. Can the building continue to be occupied while recertification and repairs are ongoing? (YES/NO):

1. Explanation/Conditions:

3. ELECTRICAL SERVICE

PROVIDE PHOTO 3

a. Size: Voltage ( ) Amperage ( ) Type: Fuses ( ) Breakers ( )

b. Phase: Three-Phase ( ) Single Phase ( )

c. Condition: Good ( ) Fair ( ) Needs Repair ( )

Comments:

4. METERING EQUIPMENT

PROVIDE PHOTO 4

1. Clearances: Good ( ) Fair ( ) Needs Correction ( )

Comments:

5. ELECTRIC ROOMS	Not Applicable: ☐	PROVIDE PHOTO 5
1. Clearances:	Good (◯) Fair (◯) Needs Correction (◯)	
Comments:		

6. GUTTERS	Not Applicable: ☐	PROVIDE PHOTO 6
1. Location:	Good (◯) Needs Repair (◯)	
2. Taps and Fill:	Good (◯) Needs Repair (◯)	
Comments:		

7. ELECTRICAL PANELS	**PROVIDE PHOTO 7**
1. Panel # ( )	Location:
	Good (◯) Needs Repair (◯)
2. Panel # ( )	Location:
	Good (◯) Needs Repair (◯)
3. Panel # ( )	Location:
	Good (◯) Needs Repair (◯)
4. Panel # ( )	Location:
	Good (◯) Needs Repair (◯)
5. Panel # ( )	Location:
	Good (◯) Needs Repair (◯)
Use separate sheets for additional panels.	

Comments:

8. BRANCH CIRCUITS (Exiting panel enclosure)	PROVIDE PHOTO 8
1. Identified: Yes ( ) Must be Identified ( )	
2. Conductors: Good ( ) Deteriorated ( ) Must be Replaced ( )	
Comments:	

9. GROUNDING OF SERVICE	PROVIDE PHOTO 9
Good ( ) Needs Repair ( )	
Comments:	

10. BRANCH CIRCUIT EQUIPMENT GROUNDING SYSTEM	PROVIDE PHOTO 10
Good ( ) Needs Repair ( )	
Comments:	

11. SERVICE CONDUIT/RACEWAYS	PROVIDE PHOTO 11
Good ( ) Needs Repair ( )	
Comments:	

12. GENERAL CONDUIT/RACEWAYS	PROVIDE PHOTO 12
Good ( ) Needs Repair ( )	
Comments:	

13. WIRE AND CABLES	PROVIDE PHOTO 13
Good ( ) Needs Repair ( )	
Comments:	

14. BUSWAYS	Not Applicable: ☐	PROVIDE PHOTO 14
Good ( ) Needs Repair ( )		
Comments:		

15.THERMOGRAPHY INSPECTION RESULTS	Not Applicable: ☐	PROVIDE PHOTO 15
Design Professional to summarize results below. Attach thermography report by certified thermographer.		
Are there any anomalies reported in the thermography report? (Yes/No):		
Comments:		

16.OTHER CONDUCTORS			PROVIDE PHOTO 16
	Good (◯)	Needs Repair (◯)	
Comments:			

17.TYPES OF WIRING METHODS				PROVIDE PHOTO 17
1. Conduit Raceways Metallic:	Good (◯)	Needs Repair (◯)	N/A (◯)	
2. Conduit PVC:	Good (◯)	Needs Repair (◯)	N/A (◯)	
3. NM Cable:	Good (◯)	Needs Repair (◯)	N/A (◯)	
4. Other Conductors/Cables:	Good (◯)	Needs Repair (◯)	N/A (◯)	
a. Other Conductors/Cables (Specify):				
Comments:				

18.EXISTING EMERGENCY LIGHTING (BUILDING INTERIOR)				PROVIDE PHOTO 18
	Good (◯)	Needs Repair (◯)	N/A (◯)	
Comments:				

19.EXISTING BUILDING EGRESS ILLUMINATION (BUILDING EXTERIOR)	PROVIDE PHOTO 19
Good ( ) Needs Repair ( ) N/A ( )	
Comments:	

20.EXISTING FIRE ALARM SYSTEM	PROVIDE PHOTO 20
Good ( ) Needs Repair ( ) N/A ( )	
Comments:	

21.EXISTING SMOKE DETECTORS (Part of a fire alarm system only) Not Applicable: ☐	PROVIDE PHOTO 21
Good ( ) Needs Repair ( ) N/A ( )	
Comments:	

22.EXISTING EXIT SIGNS (ILLUMINATED)	PROVIDE PHOTO 22
Good ( ) Needs Repair ( ) N/A ( )	
Comments:	

23.EMERGENCY GENERATOR	PROVIDE PHOTO 23
Good ( ) Needs Repair ( ) N/A ( )	
Comments:	

24.WIRING IN OPEN OR UNDERCOVER PARKING GARAGE AREAS	PROVIDE PHOTO 24
Good ( ) Requires Additional Illumination( ) N/A ( )	
Comments:	

25.OPEN OR UNDERCOVER PARKING GARAGE AND EGRESS ILLUMINATION	PROVIDE PHOTO 25
Good ( ) Requires Additional Illumination( ) N/A ( )	
Comments:	

26.SWIMMING POOL WIRING	PROVIDE PHOTO 26
Good ( ) Needs Repair ( ) N/A ( )	
Comments:	

27. WIRING TO MECHANICAL EQUIPMENT

PROVIDE PHOTO 27

Good ( ) Needs Repair ( ) N/A ( )

Comments:

28. UNDERGROUND OR LOWER-LEVEL PARKING GARAGES

N/A: ☐

PROVIDE PHOTO 28

CHECKLIST ITEMS TO CONFIRM OR CONSIDER FOR UNDERGROUND PARKING GARAGE:

Number of Levels Below Grade Plane:

A. Are the sump pumps operational? Select: (Yes/Need Repair/N/A)

Explanation:

B. If the elevator(s) travel below grade plane:

1. Are they programmed to return to a level at or above BFE plus freeboard:

   Select: (Yes, No, Needs Repair, Will Retrofit):

Explanation:

2. Are they equipped with sensors that prevent the cab from descending into a flooded hoistway?

   Select: (Yes, No, Needs Repair, Will Retrofit):

Explanation:

C. Are the branch electrical circuits feeding devices below grade plane protected by a Ground Fault Circuit Interrupter (GFCI) breaker?

   Select: (Yes, No, Needs Repair, Will Retrofit):

Explanation:

29. GENERAL ADDITIONAL COMMENTS

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REGULATORY AND ECONOMIC RESOURCES DEPARTMENT
11805 SW 26th Street, Miami, Florida 33175
786-315-2000
Miamidade.gov/building

BUILDING RECERTIFICATION INSPECTION REPORT FORM - STRUCTURAL

◯ Initial Inspection Report ◯ Amended Inspection Report after completion of repairs

Licensed Engineer(s) or Architect(s) Responsible for Recertification Inspection

Inspection Firm Name (if applicable):

Address:

Telephone Number: Email:

Assuming Responsibility for: ◯ All ◯ Portion If portion, please list:

Inspection Commencement Date: Inspection Completion Date:

NOTE: Add pages as required to list all additional design professionals assuming responsibility for the Recertification Inspections or portions thereof. Each Design Professional must sign and seal their portion of the work in accordance with Florida Statutes.

Please check the condition that applies:

◯ Substantial Structural Deterioration Observed

◯ Dangerous Condition Observed. Notify Building Official within 10 days

◯ Immediate Dangerous Condition Observed. Notify Building and Fire Officials within 24 hours

◯ Maintenance needed but does not rise to the level of Substantial Deterioration or Dangerous

◯ Passed the Inspection

☐ Check box if unpermitted work has been identified as per Sec. 1804.1 FBC, EB

Licensed Design Professional: ◯ Engineer ◯ Architect

Name:

License Number:

I am qualified to practice in the discipline in which I am hereby signing:

Seal

Signature: Date:

This report has been based upon the minimum inspection requirements of Miami-Dade County Code Sec. 8-11(f) and satisfies the requirements listed in Chapter 18 of the Florida Building Code, Existing Building, inclusive of the Phase 1 and Phase 2 inspections. To the best of my knowledge and ability, this report represents an accurate appraisal of the present conditions of the structure, based on careful evaluation of conditions, to the extent reasonably possible.

MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING STRUCTURAL RECERTIFICATION

CASE REFERENCE NUMBER: _____

JURISDICTION NAME: _____

***Use separate sheets for additional responses by referencing the report section number.**

1. DESCRIPTION OF BUILDING

a. Name on Title:
b. Building Street Address: Bldg. #:
c. Legal Description: Attached: ☐
d. Owner's Name:
e. Owner's Mailing Address:
f. Owner's email:
g. Owner's Contact Phone Number:
h. Corresponding Property Folio Number:
i. Name of Condominium or Cooperative Association (if applicable):
j. Building Code Occupancy Classification:
k. Present Use:
l. General description, type of construction, size, number of stories, and special features:
m. Number of Stories: n. Is this a Threshold Building[1] as per 553.71(12) F.S. (Yes/No):
o. Additions to original structure:
p. Provide an aerial of the property identifying the building being certified on a separate sheet. Attached: ☐
q. Approximate distance to coast and method used to determine distance:
r. Total Actual Building Area of all floors: S.F. s. Building Footprint Area:

2. INSPECTIONS

a. Date of Notice of Required Inspection:

b. Date(s) of actual inspection:

c. Name, license number, and qualifications of licensee submitting report:

1. Discipline of practice:

d. Description of laboratory or other formal testing, if required, rather than manual or visual procedures: N/A: ☐

e. Are Any Structural Repairs Required? (YES/NO):

1. If required, describe, and indicate acceptance:

f. Can the building continue to be occupied while recertification and repairs are ongoing? (YES/NO):

1. Explanation/Conditions:

g. Is it recommended that the building be vacated? (YES/NO):

h. Has the property record been researched for violations or unsafe cases? (YES/NO):

1. Explanation/Comments:

3. SUPPORTING DATA (Reference all photos indicated in report with corresponding section number)

a. _____ Number of Additional sheets of written data

b. _____ Number of Photographs provided (plus each building elevation)

c. _____ Number Drawings or sketches provided (aerial, site, footprint, etc.)

d. _____ Number of Test reports attached

4. FOUNDATION

a. Describe the building foundation based on visual observation, type of construction or existing plans:

b. Is wood in contact or near soil? (Yes/No):

c. Signs of differential settlement? (Yes/No):

d. Describe any cracks or separation in the walls, columns, or beams that signal differential settlement: PROVIDE PHOTO 4d

e. Is water drained away from the foundation? (Yes/No/Needs Repair):

f. Is there additional sub-soil investigation required? (Yes/No):

1. Describe:

5. PRESENT CONDITION OF OVERALL STRUCTURE

a. General alignment: (Note: good, fair, poor, significant, explain if significant) PROVIDE PHOTO 5a

1. Bulging:
2. Settlement:
3. Deflections:
4. Expansion:
5. Contraction:

b. Portion showing distress: (Note, beams, columns, structural walls, floor, roofs, other)	PROVIDE PHOTO 5b

c. Surface conditions: Describe general conditions of finishes, cracking, spalling, peeling, signs of moisture penetration and stains.	PROVIDE PHOTO 5c

d. Cracks: Note location in significant members. Identify crack size as **HAIRLINE** if barely discernible; **FINE** if less than 1 mm in width; **MEDIUM** if between 1- and 2-mm width; **WIDE** if over 2 mm.	PROVIDE PHOTO 5d

e. General extent of deterioration: Cracking or spalling of concrete or masonry, oxidation of metals; rot or borer attack in wood.	PROVIDE PHOTO 5e

f. Previous patching or repairs (Provide description and identify location):	PROVIDE PHOTO 5f

g. Nature of present loading: (Indicate residential, commercial, storage, other.)

h. Are there any other significant observations? (Yes/No):
1. Describe:

6. MASONRY BEARING WALL: **(Indicate good, fair, poor, significant on appropriate lines)**	This Section is N/A: ☐	PROVIDE PHOTO 6
a. Concrete masonry units:		
b. Clay tile or terra cota units:		
c. Reinforced concrete tie columns:		
d. Reinforced concrete tie beams:		
e. Lintel:		
f. Other type bond beams:		PROVIDE PHOTO 6f
g. Exterior masonry finishes (choose those that apply):		
1. Stucco:		
2. Veneer:		
3. Paint only:		
4. Other (describe):		
h. Interior masonry finishes (choose those that apply):		PROVIDE PHOTO 6h
1. Vapor barrier:		
2. Furring and plaster:		
3. Paneling:		
4. Paint only:		
5. Other (describe):		
i. Cracks:		PROVIDE PHOTO 6i
1. Location (note beams, columns, other):		
2. Description:		
j. Spalling		PROVIDE PHOTO 6j
1. Location (note beams, columns, other):		
2. Description:		

k. Rebar corrosion (indicate worst case by selecting one from lines 1-4):	PROVIDE PHOTO 6k
1. None visible: ◯	
2. Minor (patching will suffice): ◯	
3. Significant (but patching will suffice): ◯	
4. Significant (structural repairs required) ◯	
l. Samples chipped out for examination in spalled areas (Yes/No):	
1. Yes – describe color, texture, aggregate, general quality:	

7. FLOOR AND ROOF SYSTEM

a. Roof (Must access and provide)	
1. Describe (roof shape, type roof covering, type roof deck, roof structural framing, condition):	PROVIDE PHOTO 7a1
Roof Pitch: Roof Cladding Type:	
Roof Deck Material:	
Roof Structural Framing Type:	
Roof Structural Framing Condition:	
2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of supports:	PROVIDE PHOTO 7a2
3. Describe roof drainage system, main and overflow, and indicate condition:	PROVIDE PHOTO 7a3
4. Describe parapet construction and current conditions:	PROVIDE PHOTO 7a4
5. Describe mansard construction and current conditions:	PROVIDE PHOTO 7a5

6. Describe roofing membrane/covering and current conditions: PROVIDE PHOTO 7a6

7. Describe any roof framing member with obvious overloading, overstress, deterioration or excessive deflection: PROVIDE PHOTO 7a7

8. Note any expansion joints and condition: PROVIDE PHOTO 7a8

b. Floor system(s):

1. Describe the floor system at each level, framing, material, typical spans and indicate condition: PROVIDE PHOTO 7b1

2. Balconies: Indicate location, framing system, materials and condition: PROVIDE PHOTO 7b2

Construction:

Condition:

Location:

3. Stairs and escalators: indicate location, framing system, material, and condition: N/A: ☐ PROVIDE PHOTO 7b3

4. Ramps: indicate location, framing type, material, and condition: N/A: ☐ PROVIDE PHOTO 7b4

5. Guardrails and handrails: describe type, material, and condition: N/A: ☐ PROVIDE PHOTO 7b5

c. Inspection – note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members.

8. STEEL FRAMING SYSTEM

This Section is Not Applicable: ☐

a. Description of system at each level: PROVIDE PHOTO 8a

b. Exposed steel members: describe condition of paint and degree of corrosion: PROVIDE PHOTO 8b

c. Steel connections: describe type and condition: PROVIDE PHOTO 8c

d. Concrete or other fireproofing: note any cracking or spalling of encased member and note where any covering was removed for inspection: PROVIDE PHOTO 8d

e. Identify any steel framing member with obvious overloading, overstress, deterioration, or excessive deflection (provide location): PROVIDE PHOTO 8e

f. Elevator sheave beams and connections, and machine floor beams: note condition: N/A: ☐ PROVIDE PHOTO 8f

9. CONCRETE FRAMING SYSTEM

This Section is Not Applicable: ☐

a. Full description of concrete structural framing system: PROVIDE PHOTO 9a

b. Cracking PROVIDE PHOTO 9b

1. Not Significant: ◯ 2. Significant but patching will suffice: ◯
3. Significant: Structural repairs required: ◯
4. Location and description of members affected and type cracking:

c. General condition

d. Rebar corrosion – check appropriate line

1. None visible: ☐

2. Location and description of members affected and type cracking: N/A ☐ PROVIDE PHOTO 9d2

3. Significant but patching will suffice: N/A ☐ PROVIDE PHOTO 9d3

4. Significant: structural repairs required (describe): N/A ☐ PROVIDE PHOTO 9d4

e. Samples chipped out in spall areas:

1. No: ☐

2. Yes, describe color, texture, aggregate, general quality: PROVIDE PHOTO 9e

f. Identify any concrete framing member (e.g. slabs and transfer elements) with obvious overloading, overstress, deterioration (e.g. efflorescence at underside of slab or at base of column or wall), or excessive deflection: PROVIDE PHOTO 9f

10. WINDOWS, STOREFRONTS, CURTAINWALLS AND EXTERIOR DOORS

a. Windows/Storefronts/Curtainwalls/Skylights PROVIDE PHOTO 10

1. Type (Wood, steel, aluminum, vinyl, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other):

2. Anchorage: type and condition of fasteners and latches:

3. Sealant: type and condition of perimeter sealant and at mullions:
4. Interiors seals: type and condition at operable vents:
5. General condition:
6. Describe any repairs needed:
b. Structural Glazing on the exterior envelope of Threshold Buildings (Yes/No):
1. Previous Inspection Date:
2. Description of Curtain Wall Structural Glazing and adhesive sealant:
3. Describe Condition of System:
c. Exterior Doors (All types included) PROVIDE PHOTO 10c
1. Type (Swing Wood, Swing Steel, Storefront, Sliding Door, Overhead other, please describe):
2. Anchorage: type and condition of fasteners and latches:
3. Sealant: type and condition of sealant:

4. General condition:

5. Describe any repairs needed:

11. WOOD FRAMING

This Section is Not Applicable: ☐

a. Type: fully describe if mill construction, light construction, major spans, trusses: PROVIDE PHOTO 11a

b. Indicate the condition of the following: PROVIDE PHOTO 11b

1. Walls:

2. Floors:

3. Roof member, roof trusses:

c. Note metal connectors (i.e., angles, plates, bolts, split pintles, other, and note condition): PROVIDE PHOTO 11c

d. Joints: note if well fitted and still closed: PROVIDE PHOTO 11d

e. Drainage: note accumulations of moisture	PROVIDE PHOTO 11e
f. Ventilation: note any concealed spaces not ventilated:	PROVIDE PHOTO 11f
g. Note any concealed spaces opened for inspection:	PROVIDE PHOTO 11g
h. Identify any wood framing member with obvious overloading, overstress, deterioration, or excessing deflection. (Is Structural Repairs Required?):	PROVIDE PHOTO 11h

12. BUILDING FAÇADE INSPECTION (Threshold Buildings[1])	This Section is N/A: ☐	PROVIDE PHOTO 12
a. Identify and describe the exterior walls and appurtenances on all sides of the building. (Cladding type, corbels, precast appliques, etc.)		
b. Identify the attachment type of each appurtenance type (mechanically attached or adhered):		
c. Indicate the condition of each appurtenance (distress, settlement, splitting, bulging, cracking, loosening of metal anchors and supports, water entry, movement of lintel or shelf angles, or other defects):		

13. SPECIAL OR UNUSUAL FEATURES IN THE BUILDING

This Section is N/A ☐ PROVIDE PHOTO 13

a. Identify and describe any special or unusual feature (i.e. cable suspended structures, tensile fabric roof, large sculptures, chimneys, porte-cochere, retaining walls, seawalls, signs, canopy, awnings, attached terraces, etc.)

b. Indicate condition of the special feature, its supports, connections, and if repairs are required:

14. UNDERGROUND OR LOWER-LEVEL PARKING GARAGES

This Section is N/A: ☐ PROVIDE PHOTO 14

CHECKLIST ITEMS TO CONFIRM OR CONSIDER FOR UNDERGROUND PARKING GARAGE: 14A.

CURRENT Base Flood Elevation: _____ ft. (Select Datum)

Note: All elevation datums provided must be in the same datum as the Flood Insurance Rate Map (FIRM).

1. What is the wet season[2] ground water elevation (water table): _____ ft. (Select Datum)

2. What is the elevation of lowest parking garage finished floor: _____ ft. (Select Datum)

3. What is the elevation of the parking garage entrance: _____ ft. (Select Datum)

4. Is the wet season ground water elevation (water table) higher than the lowest floor elevation? Select (Yes or No)

Explanation:

5. Is the garage entrance elevation lower than the base flood elevation? Select: (Yes or No)

Explanation:

6. List use of structure above the underground portion of the parking garage. (e.g. parking, terrace, occupiable space):

Describe:

7. Does underground parking structure show any evidence of bulging, settlement, cracking or deflection? Describe:

Describe:

8. Describe general surface conditions (cracking, spalling, peeling, or staining)
Explanation:
14B.
1. Do the parking garage slabs (overhead and floor slabs) and/or walls show evidence of leakage (efflorescence at the underside of slab or at base of column)? (Yes or No):
Explanation:
2. Is there any evidence of previous patching or repairs? (Yes or No):
Explanation:

[1] **THRESHOLD BUILDING:** In accordance with *Florida Statute*, any building which is greater than 3 stories or 50 feet in height, or which has an assembly occupancy classification that exceeds 5,000 square feet in area and an occupant content of greater than 500 persons.

[2] WET SEASON: Compare the current Base Flood Elevation (BFE) on the latest FEMA Flood Insurance Rate Map (FIRM) with the October water table elevation shown in the Miami-Dade County Average Ground Water October maps available with the Miami-Dade Department of Environmental Resource Management (DERM)

15. DETERIORATION	N/A: ☐	PROVIDE PHOTO 15
a. Based on the scope of inspection, describe any structural deterioration and describe the extent of such deterioration.		

If **Substantial Structural Deterioration** has been observed:	N/A: ☐	PROVIDE PHOTO
16. Identify the damage and describe the extent of the substantial structural deterioration along with the need for maintenance, repair and/or replacement recommendations.		
17. Identify and describe areas requiring added inspection as well as results of any testing.		

18. Describe manner and type of inspections performed.

19. Provide graded urgency of each recommended repair.

20. State whether unsafe or dangerous conditions exist, as these terms are defined in the Florida Building Code, where observed.

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