

Administrative Order



Administrative Order No.: 10-9

Title: Valuation of Unsafe Structures

Ordered: 7/23/2002

Effective: 8/2/2002

AUTHORITY:

Section 4.02 of the Miami-Dade County Home Rule Amendment and Charter, Section 8-5 of the Code of Miami-Dade County and the Florida Building Code.

POLICY:

It shall be the policy of Miami-Dade County (the County) to declare unsafe any building or structure which meets the criteria established under the Code of Miami-Dade County and require the owner to repair or demolish these buildings or structures. In order to determine whether the owner must demolish an unsafe building or structure, the Building Official is required to compare the cost of completion, alteration, repair and/or replacement of the unsafe building or structure to its value. In furtherance of this policy, uniform valuation criteria are established under this Administrative Order to guide the Building Official in making these determinations. The provisions of this Administrative Order shall apply only to those enforcement cases commenced by the Building Official after the effective date of the Florida Building Code.

DEFINITIONS:

Unless specifically defined in the Florida Building Code or Chapter 8 of the Code of Miami-Dade County, the definitions provided herein shall apply.

“Accessory Building or Structure” – any building or structure on a property which is not a principal building other than swimming pools, concrete/masonry walls, fences, wood decks and slabs.

“Building” – a structure which encloses space or which gives protection or shelter for any occupancy. The term “building” shall be construed as if followed by the phrase “or part thereof.” When separated by fire walls, each portion so separated shall be deemed a separate building.

“Building Code” – the Florida Building Code as complemented and supplemented by the provisions of Chapter 8 of the Code of Miami-Dade County.

“Building Official” – that official designated by the Board of Miami-Dade County Commissioners to enforce the provisions of the Building Code throughout the unincorporated area of Miami-Dade County; provided, the Building Official may act with the aid of and through his authorized staff.

“Commercial Building or Structure” – a building or structure of group A, B, D, E, I, M or S occupancy in accordance with the provisions of the Florida Building Code.

“Industrial Building or Structure” - a building or structure of group F or H occupancy in accordance with the provisions of the Florida Building Code.

“Principal Building or Structure” – the building or structure on a property designed for the highest occupant load.

“Residential Building or Structure” – a building or structure of group R occupancy in accordance with the provisions of the Florida Building Code.

“Replacement Cost” – the value of a building or structure.

“Structure” – that which is built or constructed, or any piece of work artificially built up or composed of parts joined together in some definite manner, the use of which requires more or less permanent location on the ground, or which is attached to something having a permanent location on the ground. The term “structure” shall be construed as followed by the words “or part thereof.”

“Value” – of a building or structure shall be the estimated cost to replace the building or structure in kind, excluding depreciation.

The meaning of certain words or terms used in this Administrative Order and not specifically defined herein or in the Florida Building Code or Chapter 8 of the Code of Miami-Dade County shall be determined from context and standard usage by the construction industry, and/or standard English usage, as applicable.

DAMAGE ASSESSMENTS:

The Building Official must perform a damage assessment of each building or structure to determine the cost of completion, repair and/or replacement. With the exception of swimming pools, concrete/masonry walls, fences, wood decks and slabs on grade, the Building Official is required to classify each building or structure on the property as either a principal or accessory building or structure.

For accessory structures or buildings on a property which also has a principal building or structure located thereon, the Building Official shall first determine the classification of the principal building or structure as residential, commercial or industrial and shall classify all accessory structures or buildings on the property the same as the principal building or structure. If no principal building or structure exists

on a property which has accessory structures or buildings, the Building Official shall first determine the occupancy classification of the accessory structure or building which is largest in size and designate this structure or building as either residential, commercial or industrial. The Building Official shall classify as either residential, commercial or industrial all other accessory structures or buildings on the property the same as the largest in size.

The Building Official is required to determine the overall deterioration of the structure or building and the amount of deterioration on a percentage basis for each component of construction referenced in either Table 1A, 1B, 2A, 2B, 3A, 3B, 4, 5, 6, 7, 8, or 9 based upon the building or structure's classification. The amount of deterioration of the individual component as determined from a field inspection is multiplied by the individual component's value as a percentage of the total construction as designated in the same Table. The resulting figures are to be added to calculate the total amount of deterioration of the structure or building.

The replacement cost of a structure or building is to be determined by multiplying the size of the structure or building in square feet or linear feet by the unit cost of construction.

The Building Official shall determine the total repair cost of the structure or building by multiplying the replacement cost of the structure or building by the total percentage of deterioration of the structure or building.

CONSTRUCTION COMPONENTS:

The critical elements of construction are structural, roofing, building, electrical, plumbing and mechanical. For residential, commercial and industrial buildings or structures, the critical elements consist of various components which include: foundation and floor structure, exterior walls, roof structure, roof covering, exterior doors and windows, cabinets and millwork, ceilings and partitions, mechanical (HVAC) systems, electrical systems and plumbing systems. The relationship of each component as a percentage of the total construction varies based upon whether the building is designed for residential, commercial or industrial occupancy or the nature of the structure itself. The following tables establish the relationship of each of the individual components as a percentage of the total construction of residential, commercial and industrial structures or buildings and other types of structures listed herein. The percentage values in the following tables were derived by the Building Official from an analysis of plans submitted for permit for the various types of construction. For swimming pools, concrete/masonry walls, fences, wood decks and

slabs, the Building Official shall utilize the components of construction and percentage values established in Tables 4, 5, 6, 7, 8 and 9 herein irrespective of any occupancy classification of the structure established in the Florida Building Code.

**Table 1A – Residential Building/Structure
On Standard Foundation**

Foundation/Floor	20%
Exterior Walls	15%
Roof Structure	13%
Ceilings and Partitions	12%
Cabinets and Millwork	10%
Roof Covering	08%
Doors and Windows	04%
Electrical	08%
Plumbing	06%
Mechanical (HVAC)	04%
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**Table 1B – Residential Building/Structure
On Pilings**

Foundation/Floor	27%
Exterior Walls	14%
Roof Structure	12%
Ceilings and Partitions	11%
Cabinets and Millwork	09%
Roof Covering	07%
Doors and Windows	04%
Electrical	07%
Plumbing	05%
Mechanical (HVAC)	04%
	<hr/> 100%

**Table 2A – Commercial Building/ Structure
On Standard Foundation**

Foundation/Floor	25%
Roof Structure	18%
Exterior Walls	17%
Roof Covering	08%
Ceilings and Partitions	08%
Doors and Windows	04%
Cabinets and Millwork	03%
Electrical	10%
Mechanical (HVAC)	04%
Plumbing	03%
	<hr/> 100%

**Table 2B – Commercial Building/ Structure
On Pilings**

Foundation/Floor	32%
Roof Structure	15%
Exterior Walls	16%
Roof Covering	04%
Ceilings and Partitions	07%
Doors and Windows	03%
Cabinets and Millwork	07%
Electrical	09%
Mechanical (HVAC)	04%
Plumbing	03%
	<hr/> 100%

**Table 3A – Industrial Building/Structure
On Standard Foundation**

Foundation /Floor	24%
Roof Structure	21%
Exterior Walls	20%
Roof Covering	10%
Doors and Windows	02%
Cabinets and Millwork	02%
Ceilings and Partitions	02%
Electrical	12%
Plumbing	04%
Mechanical (HVAC)	03%
	<hr/> 100%

**Table 3B – Industrial Building/Structure
On Pilings**

Foundation /Floor	38%
Roof Structure	16%
Exterior Walls	17%
Roof Covering	02%
Doors and Windows	02%
Cabinets and Millwork	02%
Ceilings and Partitions	08%
Electrical	10%
Plumbing	03%
Mechanical (HVAC)	02%
	<hr/> 100%

Table 4 – Swimming Pool

Shell	30%
Deck	12%
Finishes	40%
Plumbing	10%
Electrical	08%
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	100%

Table 5 – Concrete/Masonry Free Standing Wall

Foundation	20%
Wall Structure	55%
Finishes	25%
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	100%

Table 6 – Wood Fence

Foundation	35%
Posts	25%
Pickets and Railings	40%
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	100%

Table 7 – Chain Link Fence

Foundation	35%
Posts	25%
Mesh, Rails and Tension Wire	40%
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	100%

Table 8 – Wood Deck

Foundation/Floor	40%
Framing	60%
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	100%

Table 9 – Slab on Grade

Slab	100%
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In those instances in which any building or structure was originally constructed without one or more of the components of construction, the Building Official shall attribute a value of zero to each component and shall have the discretion to increase the percentage of any other component(s) as warranted in such instances in an amount not to exceed the value of the component as shown in the appropriate Table

above. For incomplete structures, the Building Official shall prepare damage assessments to determine the cost of repair by considering each missing component as having deteriorated fully.

VALUE OF BUILDING OR STRUCTURE:

The value of a building or structure shall be the estimated cost to replace the building or structure in kind, excluding depreciation. This term is synonymous with "replacement cost" and is derived by multiplying the size of the structure in square feet or linear feet by the unit cost of construction in Miami-Dade County utilized by the Miami-Dade County Building Department in calculating permit fees. The unit cost of construction is to be derived from the latest edition of the R.S. Means Guide to Construction Estimating.

This Administrative Order is hereby submitted to the Board of County Commissioners of Miami-Dade County, Florida.

Steve Shiver
County Manager