

Memorandum



Date: October 10, 2012
To: Department Directors
From: Carlos A. Gimenez
Mayor 
Subject: 40-Year Recertification

Every calendar year Building Officials throughout Miami-Dade County send Notices of Required Recertification of 40 Year Old Building to property owners. Under the requirements of Section 8-11(f) of the Code of Miami-Dade County (Code), buildings or structures that have been in existence for 40 years or longer must be recertified and subsequent recertification must occur in 10 year intervals.

As established by the Code, the building owner is required to submit to the Building Official within 90 days of the Notice a signed and sealed report prepared by a Florida licensed professional engineer or registered architect certifying that the building or structure is safe for the specified use and continued occupancy or identifying the structural and/or electrical deficiencies that must be repaired as a condition for recertification. When deficiencies are identified, the Code allows for an additional 60 days to secure permits, perform repairs, obtain final inspection and submit the final certification report. The Building Official may grant additional time to comply once the initial report is submitted and the conditions of the case are evaluated.

Buildings or structures owned by Miami-Dade County are not exempt from this provision of the Code. Therefore, it is imperative that the reports for Miami-Dade County owned facilities be submitted within the time established by the Code. In order to meet the required deadline and to reduce costs, departments must utilize their in-house professional staff (licensed architects and engineers) to complete the inspection and required report. If the report identifies deficiencies that must be corrected as a condition for recertification to be granted, the department may choose to complete the recertification process (prepare construction documents, obtain permits and complete repairs) with in-house staff or proceed with procuring outside consultants and/or contractors.

This procedure should result in cost savings to the department and the timely issuance of inspection reports and building recertification.

Please contact Jack Osterholt, Deputy Mayor/Director, Department of Regulatory and Economic Resources (RER), or Charles Danger, Building Official, RER, should you have any questions about this process.

c: Office of the Mayor Senior Staff
Charles Danger, Building Official, RER