

Building Recertification for Design Professionals



Department of Regulatory and Economic Resources

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Introduction

- This presentation is intended for design professionals inspecting buildings covered by the program, such as:
 - Condominiums
 - Cooperatives
 - Apartments
 - Commercial
 - Industrial
 - Retail
 - Office, etc.

Topics for Discussion

- Outline of what this presentation will cover:
 - History of the recertification program
 - Recent changes and new state milestone inspection law
 - General information about recertification
 - Recertification notifications
 - Design professionals for inspections
 - When is the building due for recertification
 - Extensions of time
 - Duty of a design professional to report results
 - Structural and electrical report templates
 - Report review process
 - Quality control inspections

Origins of the Recertification Program

On 8/5/1974, a building leased by the DEA located at 1201 NE 2 Ave., Miami collapsed and killed 7 people and injured 16 others.

THE NEW YORK TIMES, TUESDAY, AUGUST 6, 1974

end Contract

The union gains after that strike were followed by enactment of a law by the City Council and Mayor John V. Lindsay on March 1, 1971. It set up the new Taxi and Limousine Commission and provided fare increases averaging 45 per cent to the present level of 60 cents for the first fifth of a mile and 10 cents for each additional fifth.

The fleets are asking for 70 cents the first sixth of a mile and 10 cents for each additional sixth, estimating that the average 2.4-mile ride would go up from \$1.98 to \$2.35. Mr. Gore said "a 20 per cent increase would still keep New York City's fares 15th or 16th lowest among the nation's 20 major cities."

The industry estimates that every 1 per cent increase in fares leads to a 0.33 per cent loss of riders, Mr. Gore said. But the 1971 fare increase, he recalled, led to an unexpected loss of 24 per cent, with the riders returning only gradually and still down 18 per cent from the level before the increase.

Mr. Gore said the average fleet driver working five days a week, nine hours a day, grossed \$165 to \$170 a week, including tips.

The independent taxi owners' president, Mr. Baron, said that they feared that a 70-cent fare for the first drop of the taxi flag would "frighten away more business." He favored a lesser rise to 60 cents the first sixth of a mile.

Mr. Baron said the independent owner-operators had coped with rising costs by working longer hours—11 and 12 hours a day now, as against former 10-hour days.



Rescue workers swarming over wreckage of cars that had been parked on roof of Federal office building in Miami

Office Building Roof Collapses in Miami; 6 Killed, One Feared Dead

MIAMI, Aug. 5 (AP)—Six persons were crushed to death and a seventh was trapped and feared dead today when the roof of a Federal office building in downtown Miami collapsed sending tons of concrete and several parked cars crashing through the offices below.

The bodies of three women were recovered and policemen and firemen said they had seen three other bodies buried beneath the debris. A spokesman for the Drug Enforcement Administration said it would take hours to reach them.

Nearly nine hours after the building collapsed, workers reached the first body, identified as that of Ann Poye, a 55-year-old cashier from Fort Lauderdale. The body of another woman pulled from the wreckage was identified as that of Anna V. Mousas, 24.

Source: The New York Times

Origins of the Recertification Program

- On May 21, 1975, the Board of County Commissioners adopted and passed Ordinance No. 75-34, amending the South Florida Building Code (at the time) to require that all buildings, except single family residences, duplexes and minor structures, 40 years old or older be recertified as to their structural safety.
- Subsequent recertifications were required at 10-year intervals.

Basic Purpose of this Program

- Get a set of trained eyes to inspect and determine how the building is aging
- Identify any structural distress
- Identify any electrical issues
- Recommend repairs, if any, so the building can continue to serve its purpose

Recertification Program Changes

- Miami-Dade County Recertification Working Group
 - Initiated by MDC Regulatory and Economic Resources (RER) Department
 - Group comprised of County Department staff and local Building Officials
 - Develop enhancements to the current program in the wake of the Champlain Towers collapse

Recertification Program Changes

- Miami-Dade adopted a strengthened milestone inspection program that reduced the inspection cycle from 40 to 30 years, among other changes.
- Florida recently enacted a new law that created a milestone inspection program across the entire state, it is currently limited to condominium and cooperative association buildings 3-stories or taller.
- The Florida law also created a coastal zone covering condos and coops within a 3 miles distance from the coastline to perform initial milestone inspection at 25 years

Buildings Covered by the Program

- All buildings and structures are covered, except;
- Recertification does not apply to:
 - Single family residences and duplexes; or
 - Agricultural exempt buildings; or
 - Minor buildings 2,000 square feet or less and having an occupancy load of 10 or less based on the building code classification
 - Both conditions must apply (size and occupants)
 - Occupancy is based on the potential occupancy load for the use classification in the code
 - If recertification notice is received, it is the owner's responsibility to request an exemption in writing from the Building Official

General Considerations & Guidelines

- Concept and Intent:
 - To confirm in reasonable fashion that the building continues to be safe for use under present occupancy
 - Allows the professional to use their judgement
 - Determine the general condition of the building and the general condition of its electrical systems
 - Inspect for the effects of time with respect to degradation of original construction materials
 - Determine if repairs are required
 - Report the results of the inspection using the Miami-Dade structural and electrical report templates

General Considerations & Guidelines

- Methodology used to inspect a building:
 - Visual examination of the building at first
 - The Miami-Dade program combines a phase one and phase two milestone inspection into a single event
 - Combining both phases is more efficient and less complicated for the building owner
 - Use professional judgement for performing non-destructive and/or destructive testing, when necessary
 - Perform load testing, when necessary
 - Reviewing engineering documents, if available
 - Search for violations and unsafe cases
 - Reviewing prior building recertification reports, if applicable and available

Elements for Recertification

- Structural Elements
 - Foundation (observation)
 - Masonry bearing walls (settlement and bending cracks)
 - Main structural elements such as columns, beams, and slabs (spalling, cracks, excessive deflection, etc.)
 - Wall, Floor, and roof structural framing systems (spalling, overloading, cracks, out of plumb, etc.)
 - Roof covering (condition of roofing membrane)
 - Windows and doors (leaking, connection, frame)
 - Building façade (cladding, appurtenances, and other appliqués)
 - and other conditions

Elements for Recertification

- Electrical Elements
 - Visually inspecting and describing the electrical service equipment supplying the building
 - Identifying branch circuits
 - Evaluating wiring
 - Evaluating conduits to be free of corrosion and dents
 - Inspecting emergency lighting, exit signs, fire alarm system, where applicable
 - Performing an infrared thermography inspection on electrical systems operating at 400 amps or greater

Building Information

- Obtain plans and documents for the building, if available
 - Review original engineering to understand how the building is designed
- Building violations
 - Do they affect the structural and/or electrical elements of the building?
- Under which building code was the building built?
 - Building undergoing recertification DO NOT need to conform to current codes

Public Information

- Miami-Dade County Recertification Data Portal
 - Link from: www.miamidade.gov/recertification
 - Search the status of a building recertification case from May 1996 to the present
 - Use folio, address, property owner name, and case number to find a case
 - Links to cases referred to the Unsafe Structures Section
 - Link to request documents through a public records request

Public Information

- Miami-Dade County Building Recertification Webpage
 - www.miamidade.gov/recertification
 - Find guidance information, forms, links, Q&A, etc.
 - The upload portal for submitting and tracking recertifications
 - Pay fees online
 - Search Building Violation Cases

Building Recertification Portal

Export

Search Again

Cases Found:

Case Number	Case Closed	Notif. Issue Date	Recert. Date	Property Address	Folio Number	Building Number	Owner(s) Name	Case Status
F2022010667		10/18/2021		18430 S DIXIE HWY	30-6005-001-0130	1	AZUL CUTLER BAY LLC PO BOX 69 JUPITER FL 33468	ENFORCEMENT
F2022010719	9/15/2022	10/18/2021	9/15/2022	12901 SW 89 CT	30-5016-027-0020	1	LEVTOP INC 1000 QUAYSIDE TER #612 MIAMI FL 33138	CLOSED
F2022011089		10/18/2021		7980 NW 67 ST	30-3015-014-0090	1	THREE HIBISCUS INVESTMENTS, LLC 7980 NW 67 STREET MIAMI FL 33166	ENFORCEMENT
F2022011400	9/15/2022	10/18/2021	9/15/2022	7810 CAMINO REAL I105	30-4034-032-0001	78107815	THE VILLAGE OF KINGS CREEK CONDOMINIUM ASSOCIATION, INC. 7711 CAMINO REAL MIAMI FL 33143	CLOSED

To request documents for this case, submit a [public records request](#)

[Search Again](#)

Case Number:	F2022010667	Due Date:	10/21/2022	Square Footage:	4494
Date Opened:	10/13/2021	Year Built:	1972	Folio Number:	30-6005-001-0130
Notification Issue Date:	10/18/2021	Property Address:	18430 S DIXIE HWY	CLUC Code Description:	0013-Office Building
Recertification Date:		Bldg. No.:	1	A/E Report Company:	
Close Date:		Case Status:	ENFORCEMENT		

Owner Name	Owner Address
AZUL CUTLER BAY LLC	PO BOX 69 JUPITER , FL 33468 , USA

Activity Code	Description	Date	Comments
725	Physical Files Transferred to Unsafe Structure Section	9/16/2022	File sent to Unsafe Structures.
717	Correspondence Sent	9/16/2022	Conversion letter mailed.
23	Converted to Unsafe Structures Case	9/16/2022	Converted to Unsafe due to Non-Compliance.
15	Notice of Violation (NOV), Letter #5	8/12/2022	Notice of Violation for failure to recertify.
29	Correspondence	6/23/2022	Letter # 3 Mailed.

Invoice Number	Bill Date	Process Fee	Paid Date	Amount Paid	Balance
F2022010667	10/18/2021	403.12	5/19/2022	403.12	0.00

When is the Building Due for Recertification?

- New County Ordinance and State Law modified the recertification cycles:
 - Condominiums and Cooperative buildings 3 stories or taller within 3 miles of the coastline must recertify once the building becomes 25 years old and then every 10 years thereafter
 - All other buildings must recertify once the building becomes 30 years old and then every 10 years thereafter, no matter their location
 - Includes condos/coops two stories or less, and all other building occupancy types

When is my Building Due for Recertification?

- Buildings built on or before 1982 (in 2022) that have had an initial recertification due under the previous 40-year recertification program:
 - The initial and any previous recertifications already performed remains valid
 - These buildings will require a subsequent recertification 10 years from the previous recertification due date
 - These buildings will continue to use the “Year Built” for the recertification cycle

When is my Building Due for Recertification?

- Transition years are those buildings built from 1983 to 1997 for coastal region and from 1983 to 1992 for all other buildings:
 - Due to the transition from 40 years to 30 years to 25 years, these groups of buildings become due by December 31, 2024, so they are not skipped
 - This range of buildings will have the recertification cycle reset to 2024 to avoid duplicate recertifications within the next 10 years, regardless of the year built
 - These buildings will be due for a 10-year subsequent recertification in the years 2034, 2044, 2054 and so on

When is my Building Due for Recertification?

- As of 2023, the following buildings are due for their initial recertification:
 - Beginning with buildings built in 1998 for condominium and cooperative buildings 3-stories or taller within 3 miles of the coastline that have reached the age of 25 years old and every 10-years there after (2033, 2043...)
 - Beginning with buildings built in 1993 for all other buildings that have reached the age of 30 years old and every 10-years there after (2033, 2043...)

Notifications from Building Official

- New advance notifications
 - Advance notices serve to provide additional time to:
 - Hire a design professional
 - Conduct milestone inspection
 - Identify needed repairs
 - Hire a contractor
 - Acquire funding
 - Obtain repair permits
 - First notification two years out*
 - Second notification one year out*

*Does not apply to transition year buildings and the first two years of the program

Notifications from Building Official

- Official 90-day notice
 - Sent at the beginning of the year when the building is due for recertification
 - The recertification report is timely when submitted within the 90-day period
 - Structural and electrical reports are due
 - Payment must accompany the reports
 - Reports and payment may be submitted online, brought in person, or mailed

Who Can Perform a Recertification Inspection?

- Depends on the building:
 - Any building which is 3-stories or less, or 50 feet or less in height that is not classified as a threshold* building can be inspected by any Florida licensed architect or engineer
 - Any building 4-stories or taller and other buildings classified as a threshold* building must be inspected by a Florida licensed structural engineer and the electrical system must be inspected by an electrical engineer
 - The new County ordinance defines the qualifications of the structural engineer (reviewed in the next slide)

*THRESHOLD BUILDING is any building which is greater than 3 stories or 50 feet 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.

Who Can Perform a Recertification Inspection?

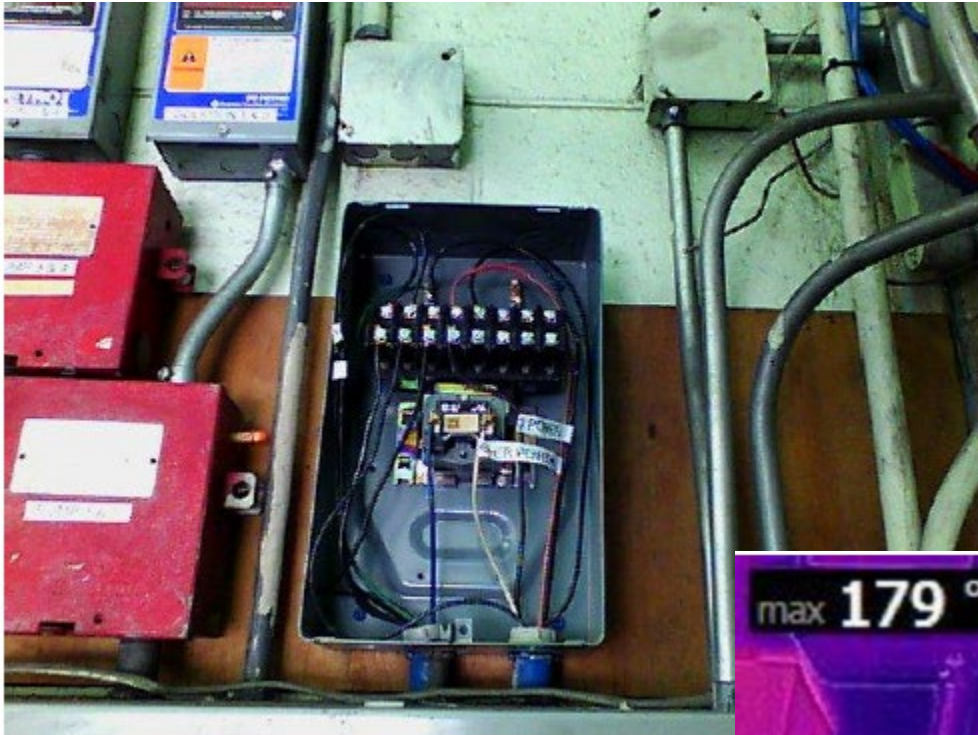
- Qualifications of the structural engineer:
 - Self-Qualification Letter
 - Resume of equal experience
 - Plus, one of the following special qualifications from DBPR (Print out from website):
 - Engineer who's passed Structural I Exam (8hrs) *OR*
 - Engineers who's passed Civil Exam plus Structural II (8hrs) *OR*
 - Engineers who's passed the 16hrs Structural Test *OR*
 - Structural Recognition Program from the Engineering Board
- Qualifications of the electrical engineer:
 - An engineer under the electrical discipline

Who Can Perform a Recertification Inspection?

- Qualifications of the level II thermographer:
 - At least 5 years of commercial electrical experience
 - Does not have to be exclusively thermographic examinations
 - Examination of electrical systems in general is satisfactory
 - Hold a Level II Infrared Thermographer Certification
 - The experience does have to be after acquiring the Level II certificate
- The process of examining electrical systems
 - Electrical service rating of 400 amperes or higher
 - The systems involved in thermographic examinations must be energized for evaluation and be under normal load
 - Includes connected equipment downstream of the 400-amp service even if rated less than 400-amps
 - The National Electrical Code specifies that only qualified persons may work on energized systems
 - A Qualified Person is defined as “One who has the skills and knowledge related to the construction and operation of the electrical equipment and installations and has received safety training to recognize and avoid the hazards involved”

Thermography Image Example

Unaided visual of the contactor control



Lighting contactor downstream of the 400-amp service displaying a high temperature rating as an indication for repair



Duty to Report

- Any engineer or architect who performs an inspection of an existing building or structure has a duty to report to the Building Official any findings that, if left unaddressed, would endanger life or property no later than ten (10) days after informing the building owner of such findings.
- However, if such engineer or architect finds that there are conditions in the building or structure causing an actual or immediate danger of the failure or collapse of a building or structure, or there is a health, windstorm or fire hazard, such engineer or architect shall report such conditions to the Building Official within twenty-four (24) hours of the time of discovery.
- Provision for penalties

Are Condo Unit Interiors Covered?

- Condo ownership generally spans between the surfaces of finished walls, floor and ceiling
- Balconies are generally listed as limited common element and may need to be accessed from the unit for the structural inspection
- BORA interpreted that the visual examination must be conducted throughout all habitable and non-habitable areas of the building, as deemed necessary by the inspecting professional
- The Thermography inspection is not required of the dwelling unit electrical panel; hence the unit's electrical components are not part of the inspection

Extensive Building Alterations

- Does a building having undergone extensive building alterations under permit and inspections need to perform a building recertification?
 - Yes
 - Recertification still applies to all building components that remain, such as the existing foundation, portions of building structure, or underground electrical feeds that remain in use.
 - Only a complete demolition of the building can be used to forgo a recertification cycle

Report Templates

- Basic use of report templates:
 - Available in PDF fillable forms
 - MUST USE THE COUNTY FORMS, PROPIETARY FORMS ARE NOT ACCEPTABLE
 - Forms can be physically or digitally signed
 - ONLY ONE BUILDING PER RECERTIFICATION REPORT
 - If qualified, the same design professional may complete both structural and electrical reports
 - Provide cover letter attesting to the continued use and occupancy of the building
 - If one design professional performed both structural and electrical inspections, then only one cover letter is needed
 - If two design professionals, one performing structural and another performing electrical, then one cover letter from each

Report Templates

- What to know about required photos
 - Representative photos are required in report sections containing the symbol: **PROVIDE PHOTO**
 - Photos must be labeled with the category number
 - It is the intent for photos to show the worst condition of the building element in each category requiring photo
 - Provide one or more representative photo within the category with the following criteria:
 - When photo documenting any distress, provide photos of the worst-case condition (it is not necessary to show every distress location, just the worst cases).
 - If there is no distress for that category, then provide a photo of an existing normal condition; however, there should be no instance of a worse condition elsewhere in the building for that category

Report Templates

- Structural report template (categories):
 - Report header
 - Provide the case number for reference
 - Enter the information for the licensee providing certification, not the person performing the inspection, if different
 - Section 1: Describe the building
 - Provide the requested information about the building
 - Provide a site map indicating the building being recertified
 - Section 2: Inspections
 - Provide the information about the inspection
 - Indicate if any repairs are required
 - Indicate if building can continue to be occupied
 - Indicate if there is a recommendation for vacating the building

Report Templates

- Structural report template (continued):
 - Section 3: Supporting data
 - Indicate the number of extra pages added to the report form
 - In addition to the photos required in other sections, provide photo of each building elevation
 - Indicate the number of supplemental drawings being provided
 - Indicate any test reports being attached
 - Section 4: Foundation
 - Provide an assessment of the building foundation
 - Provide a representative photo of the worst case of settlement cracks due to possible foundation subsidence

Report Templates

- Structural report template (continued):
 - Section 5: Present condition of overall structure
 - Provide your assessment of the building elements within this category
 - Indicate “good, fair, poor or other measure and provide a brief explanation of the condition
 - Use “Not Applicable” if element does not apply
 - Provide one or more photos indicative of the worst case for the building element
 - Section 6: Masonry bearing walls
 - Provide your assessment of the building elements within this category
 - Indicate “good, fair, or poor and provide a brief explanation of the condition
 - Provide one or more photos indicative of the worst case for the building element

Report Templates

- Structural report template (continued):
 - Section 7: Floor and roof system
 - Provide your assessment of the building elements within this category
 - You must access the roof, a note of “No Access to the Roof” is not acceptable
 - Provide one or more photos indicative of the worst case for the building element
 - Section 8: Steel framing system
 - Provide your assessment of the building elements within this category
 - Provide one or more photos indicative of the worst case for the building element

Report Templates

- Structural report template (continued):
 - Section 9: Concrete framing system
 - Provide your assessment of the building elements within this category
 - Describe the concrete structural framing system for the building
 - Provide one or more photos indicative of the worst case for the building element
 - Section 10: Windows, storefronts, curtainwalls, and exterior doors
 - Provide your assessment of the building elements within this category
 - Note the question on Structural Glazing for a threshold building
 - Provide one or more photos indicative of the worst case for the building element

Report Templates

- Structural report template (continued):
 - Section 11: Wood framing
 - Provide your assessment of the building elements within this category
 - Use “Not Applicable” if this category does not apply
 - Provide one or more photos indicative of the worst case for the building element
 - Section 12: Building façade inspection
 - New category used only on threshold buildings
 - Meant to cover items on the façade of the building that can detach and not covered by other categories
 - Provide one or more photos indicative of the worst case for the building element

Report Templates

- Structural report template (continued):
 - Section 13: Special or unusual features in the building
 - New category used to cover additional features attached or detached from the building such as fabric structures, retaining walls, or seawalls, to name a few
 - Use “Not Applicable” if this category does not apply
 - Provide one or more photos indicative of the worst case for the building element

Report Templates

- Electrical report template:
 - Report header
 - Provide the case number for reference
 - Enter the information for the licensee providing certification, not the person performing the inspection, if different
 - If the electrical recertification is being performed by a different design professional, then enter the information for that professional
 - Section 1: Describe the building
 - This information should be the same as the structural report and may use the same site map
 - Section 2: Inspections
 - Provide the information about the inspection
 - Indicate if any repairs are required
 - Indicate if building can continue to be occupied

Report Templates

- Electrical report template (continued):
 - Section 3: Electrical service
 - Describe the main electrical service
 - Provide your assessment of the service
 - Provide a representative photo of the service
 - Electrical service operating at 400 amp or more require a thermographic inspection of the main electrical service and all attached load limiting devices
 - Section 4: Metering equipment
 - Provide your assessment of the equipment
 - Provide a representative photo of the service
 - Section 5: Electric rooms
 - Provide your assessment of the electrical rooms
 - Provide a representative photo of the room (worst case)

Report Templates

- Electrical report template (continued):
 - Section 6: Gutters
 - Provide your assessment of the gutters
 - Provide a representative photo of the gutter (worst case)
 - Section 7: Electrical panels
 - Describe the electrical panels
 - Provide your assessment of the panels
 - Provide a representative photo of the panel (worst case)
 - Section 8: Branch circuits
 - Provide your assessment of the branch circuits
 - Provide a representative photo of a branch circuit (worst case)
 - Section 9: Grounding of service
 - Provide your assessment of the grounding
 - Provide a representative photo of the grounding (worst case)

Report Templates

- Electrical report template (continued):
 - Section 10: Grounding of equipment
 - Provide your assessment of the equipment grounding
 - Provide a representative photo of the grounding (worst case)
 - Section 11: Service conduit/raceways
 - Provide your assessment of the conduits and raceways
 - Provide a representative photo (worst case)
 - Section 12: General conduit/raceways
 - Provide your assessment of the conduits and raceways
 - Provide a representative photo (worst case)
 - Section 13: Wire and cables
 - Provide your assessment of the wiring and cables
 - Provide a representative photo (worst case)

Report Templates

- Electrical report template (continued):
 - Section 14: Busways
 - Provide your assessment of the busways
 - Provide a representative photo (worst case)
 - Section 15: Thermography inspection results
 - The electrical design professional must summarize the results of the thermographic inspection in this section
 - Attach a copy of the report signed by the thermographer
 - Provide a representative photo, may be part of the thermographic report
 - Section 16: Other conductors
 - Provide your assessment of any other conductor
 - Use “Not Applicable” if category does not apply
 - Provide a representative photo (worst case)

Report Templates

- Electrical report template (continued):
 - Section 17: Types of wiring methods
 - Provide your assessment of the wiring methods
 - Provide a representative photo (worst case)
 - Section 18: Emergency lighting
 - Use “Not Applicable” if category does not apply
 - Provide your assessment of the wiring methods
 - Provide a representative photo (worst case)
 - Section 19: Building egress illumination
 - This is the lighting used at the points of building egress
 - Provide your assessment of all building egress points
 - Provide a representative photo (worst case)

Report Templates

- Electrical report template (continued):
 - Section 20: Fire alarm system
 - Use “Not Applicable” if category does not apply
 - Provide your assessment of the fire alarm
 - Provide a representative photo (worst case)
 - Section 21: Smoke detectors
 - Use “Not Applicable” if category does not apply
 - Provide your assessment of the smoke detectors
 - Provide a representative photo (worst case)
 - Section 22: Exit lights
 - Use “Not Applicable” if category does not apply
 - Provide your assessment of all exit lights
 - Provide a representative photo (worst case)

Report Templates

- Electrical report template (continued):
 - Section 23: Emergency generator (required by code)
 - Use “Not Applicable” if category does not apply
 - Provide your assessment of the generator
 - Provide a representative photo
 - Section 24: Wiring in open or under cover parking garage areas
 - Use “Not Applicable” if category does not apply
 - Provide your assessment of the wiring
 - Provide a representative photo (worst case)
 - Section 25: Open or under cover parking garage and egress illumination
 - Use “Not Applicable” if category does not apply
 - Provide your assessment of all illumination
 - Provide a representative photo (worst case)

Report Templates

- Electrical report template (continued):
 - Section 26: Swimming pool wiring
 - Use “Not Applicable” if category does not apply
 - Provide your assessment of the swimming pool wiring
 - Provide a representative photo
 - Section 27: Wiring to mechanical equipment
 - Use “Not Applicable” if category does not apply
 - Provide your assessment of the wiring
 - Provide a representative photo (worst case)
 - Section 28: Additional comments
 - Use “Not Applicable” if category does not apply
 - Provide any additional comment the design professional may want to include about the building’s electrical system

Parking Lot and Safeguards

- Parking lot lighting and safeguards for properties abutting a water body
 - Review affidavits in compliance with MDC Ordinance 8C-3 and 8C-6
 - The Building Recertification triggers checking compliance with these ordinances. Failure to submit compliance reports for these or having these elements missing or in need of repairs will not hold up the building's recertification. However, compliance will be compelled by issuance of an NOV to the owner and tracked separately

Extensions of Time

- Given advanced notifications, extensions of time should not become necessary, but if they are needed here are the parameters:
 - If additional time is needed to submit reports or obtain repair permit, an extension up to 60 days can be requested by the design professional
 - A submitted affidavit, as a result of a recent site inspection, affirms that the building can continue to be occupied during the process of recertification
 - Recertification cases must be under an approved extension of time once reports become past due

Extensions of Time

- If repairs are required and permit has been obtained to perform building repairs that satisfy the recertification:
 - An extension up to 180 days can be requested by the design professional that performed the recertification inspection under a valid repair permit
 - Provided an affidavit, as a result of a recent site inspection, affirms that the building can continue to be occupied during the repair process

Extensions of Time

- Extensions of time or affidavits from the design professional are not required when submitting reports within the advance noticing period.
 - Prior to reports becoming past due

Report Completion and Repairs

- Inspections may result in repairs needed
- Submit the reports immediately (do not wait)
- Do not start repairs to satisfy the report results before submitting report
- Repair permits are needed prior to commencing repairs
- Obtaining repair permit will afford additional time to complete recertification
- After repairs have been completed, an updated report must be submitted to finalize recertification

Non-Compliance with Recertification

- Repercussions of not complying with recertification
 - Electrical disconnection as determined by the Building Official, rendering the building uninhabitable
 - Demolition order as determined by the Unsafe Structures Board
 - Unsafe conditions found and the building is placard
 - Failure to submit the report may result in the issuance of a Civil Violation Notice or ticket

Submittal and Review Process

- Submit reports
 - Once reports are complete, even if repairs are required, submit via the upload portal with initial fee
 - Upload electronic submittal using digital signatures
 - Paper submittal in-person physically signed and sealed
 - Paper submittal via mail physically signed and sealed
 - No longer accepting emailed submittals
- Processing reports
 - Structural and electrical reviews by the County
 - Review the entire report for noted conditions of the building and electrical components
 - Confirm if repairs are required

Possible Review Outcomes

- Repairs not required (clean bill of health)
 - All building components reported to be safe and sound
 - Recertification for structural and electrical are approved
 - Next recertification cycle in 10 years from the date of original notification

Possible Review Outcomes

- Repairs required
 - Hire a design professional to create plans and specifications for the repairs
 - Hire a contractor to perform repair work
 - Acquire repair permit
 - Complete the work
 - Amend the recertification report indicating a clean bill of health for the building
 - Resubmit recertification report for re-review (fee applies)
 - Recertification for structural and electrical is approved
 - Next recertification cycle in 10 years from the date of original notification

Quality Control Inspections

- Quality Control inspections by the County
- Includes all threshold buildings and a percentage of all other buildings (separate fee due)
- Purpose: To confirm compliance with the ordinance and that the report correlates with the physical building
- Building Official can revoke recertification during inspection or upon future complaint
 - If the report is discovered to have been misrepresented, the Building Official can revoke the recertification, require corrections, or refer building to the Unsafe Structures Board

Main Take-aways

- Miami-Dade's recertification ordinance meets and exceeds the requirements of state law
- Schedule the milestone inspection as soon as possible
- Complete the milestone inspection within the allotted time
- Submit all reports as soon as possible and preferable within the advance noticing period
- If repairs are required, do not start before reports are submitted and a permit is acquired

Thank you.

Questions Please! ?

