

30 Year Recertification Inspections

- GREEN ACE can guide the process to fulfill the 30-Year building recertification requirements.
- Our team of licensed Professional Engineers, Inspectors and General Contractors will assist immediately to address issues from prior notices of violation.
- We will conduct all aspects of the inspection and prepare the complete report to be submitted to Building Department. Our professional experience and track record meet all County requirements.
- 30-Year Recertification requires that buildings in Florida be re-certified for electrical and structural safety every 25 to 30 years, and then every 10 years thereafter to confirm in reasonable fashion that the structure under consideration is safe for continued use under the present occupancy.

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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

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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

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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

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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

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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

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Who Can Perform an Infrared Thermography 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”

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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

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Structural /Electrical Survey and Investigation

- Structural Condition Assessment
- Structural Probe Work Administration and Evaluation
- Electrical Condition Assessment
- Thermographic Survey
- Illumination of Parking Lots Condition Assessment
- Guardrail of Parking Lots Condition Assessment
- 50-Year Report of Findings and Recommendations

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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

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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

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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

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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

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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

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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

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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

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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

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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

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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

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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

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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