



**II. FISCAL IMPACT ANALYSIS**

**A. Five Year Summary of Fiscal Impact:**

Fiscal Years	2021	2022	2023	2024	2025
Capital Expenditures	0	0	0	0	0
Operating Costs	0	0	0	0	0
External Revenues	0	0	0	0	0
Program Income (County)	0	0	0	0	0
In-Kind Match (County)	0	0	0	0	0
<b>NET FISCAL IMPACT</b>	0	0	0	0	0
<b># ADDITIONAL FTE POSITIONS (Cumulative)</b>	0	0	0	0	0

Is Item Included In Current Budget? Yes  No

Does this item include the use of federal funds? Yes  No

Budget Account No.: Fund 1400 Department 600 Unit 6107 Object     

**B. Recommended Sources of Funds/Summary of Fiscal Impact:**

The fiscal impact is not yet known.

C. Departmental Fiscal Review:

*Frank White*

**III. REVIEW COMMENTS**

**A. OFMB Fiscal and/or Contract Dev. and Control Comments:**

*Lisa Mante* 8/5/21  
OFMB 8/4/21  
MG 8/4/21

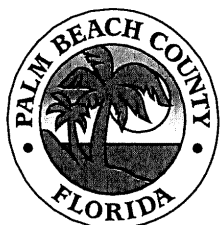
*J. S. Johnson* 8/11/21  
Contract Dev. and Control  
8/11/21 TW

**B. Legal Sufficiency:**

*[Signature]* 8/12/21  
Assistant County Attorney

**C. Other Department Review:**

\_\_\_\_\_  
Department Director



**Department of Planning,  
Zoning & Building**

2300 North Jog Road  
West Palm Beach, FL 33411-2741  
(561) 233-5000

Planning Division 233-5300  
Zoning Division 233-5200  
Building Division 233-5100  
Code Enforcement 233-5500  
Contractors Certification 233-5525  
Administration Office 233-5005  
Executive Office 233-5228

[www.pbcgov.com/pzb](http://www.pbcgov.com/pzb)



**Palm Beach County  
Board of County  
Commissioners**

Dave Kerner, Mayor

Robert S. Weinroth, Vice Mayor

Maria G. Marino

Gregg K. Weiss

Maria Sachs

Melissa McKinlay

Mack Bernard

**County Administrator**

Verdenia C. Baker

*"An Equal Opportunity  
Affirmative Action Employer"*

Official Electronic Letterhead

July 21, 2021

POA/HOA - Property Management  
Palm Beach County Unincorporated

Re: Building Safety Inspections

Dear Property Manager,

The Palm Beach County Building and Fire Rescue Departments are recommending property owners and managers, to have your building's current structural conditions assessed; undertaking structural, waterproofing, and safety evaluations, at a minimum.

If your building is 25 years or older, we strongly encourage your association to contact certified, special inspectors to perform a thorough safety inspection of your building. If your building is less than 25 years old we suggest, at the least, a waterproofing inspection be performed, which may prevent future deterioration and damage to the structure.

Palm Beach County **does not** have a mandatory building recertification process in place, however we are working to develop such a program. Miami-Dade County and Broward County are the only two counties in the State of Florida that have mandatory Building Safety Inspection Programs, which calls for structural and electrical inspections for buildings 40 years or older and an inspection every 10 years thereafter. We continue to encourage residents to report any perceived damage or deterioration on structures at any time. This can be addressed through Section 116 of the Florida Building Code, as amended and adopted by Palm Beach County.

If your building is a condominium, we also remind you that Chapter 718 of the Florida Statutes states that maintenance of common elements is the responsibility of the condominium association, and that an association may be found liable for nonexercise of its powers. Some excerpts from that Chapter are included below for reference:

*Florida Statute 718.111 (3) states: "POWER TO MANAGE CONDOMINIUM PROPERTY AND TO CONTRACT, SUE, AND BE SUED; CONFLICT OF INTEREST — the association may contract, sue, or be sued with respect to the exercise or non-exercise of its powers. For these purposes, the powers of the association include,*

Fire Rescue

405 Pike Road  
West Palm Beach FL 33411  
561-616-7000

[www.pbcgov.com/pbcfr](http://www.pbcgov.com/pbcfr)



*but are not limited to, the maintenance, management, and operation of the condominium property. After control of the association is obtained by unit owners other than the developer, the association may institute, maintain, settle, or appeal actions or hearings in its name on behalf of all unit owners concerning matters of common interest to most or all unit owners, including, but not limited to, the common elements; the roof and building or other improvements; mechanical, electrical, and plumbing elements serving an improvement or a building."*

*Florida Statute 718.113 states "Maintenance; limitation...(1) Maintenance of the common elements is the responsibility of the association."*

Please review Florida Statute 718 in its entirety, as it relates to common element maintenance and the authority to manage the condominium property. Please also review Broward County's Minimal Inspection Guidelines for Building Safety Inspections – Structural and Electrical to serve as guidelines for the necessary inspections.

County staff is committed to protecting life and property by ensuring all structures in Palm Beach County are safe to reside in and occupy through diligent implementation and enforcement of the Florida Building Code and the Florida Fire Prevention Code. Accordingly, we strongly encourage you to notify the Palm Beach County Building Official with your association's intended actions. We request that you provide your special inspector's information and proposed dates of inspections. We also request that copies of the inspection reports be submitted to the Building Official via e-mail at [PZB-Bldg@pbcgov.org](mailto:PZB-Bldg@pbcgov.org).

Please review this information carefully and contact us with any questions at the e-mail address listed above. Should Palm Beach County or the State of Florida enact a mandatory recertification or an inspection procedure in the future, we will notify those affected.

Thank you for your continued commitment to life and property safety.

Sincerely,

A handwritten signature of Doug Wise.

Doug Wise, CBO, CFM, MCP  
Building Code Administrator BU-1272  
Division Director IV, Building Official

A handwritten signature of Dave Derita.

Dave Derita  
NAFI-CFEI, MIAAI  
Division Chief, Fire Marshal

**Attachments:**

Section 116 of the Florida Building Code Amendments  
Broward County Board of Rules and Appeals –  
Policy #05-05, effective 01/01/2006



Palm Beach County League of Cities  
Building Officials Technical Subcommittee

Building Safety Inspection Program

DRAFT

July 30, 2021

# **PALM BEACH COUNTY BUILDING SAFETY INSPECTION PROGRAM YEARLY SCHEDULE**

## JUNE – AUGUST

Building Officials must notify property owners whose buildings are subject to the Safety Inspection Program for the specified calendar year

## SEPTEMBER – OCTOBER – NOVEMBER

90-day period for property owners to return structural and electrical check list to the City/County

## DECEMBER through MAY

180-day period of time for those buildings requiring structural or electrical repairs that pose an immediate threat to life safety to complete the work (repairs that are incidental and non-life threatening can be completed at a later date)

## GENERAL CONSIDERATIONS

### 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 the present occupancy. As implied by the title of this document, this is a recommended procedure, and under no circumstances are these minimum recommendations intended to supplant proper professional judgment.

Such inspection shall be for the purpose of determining the general structural condition of the building 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 designed live load, and the general condition of its electrical systems pursuant to the Building Code.

In general, unless there is obvious overloading, or significant deterioration of important structure elements there is little need to verify the original design. It is obvious that this has been "time tested" if still offering satisfactory performance. Rather, it is of importance that the effects of time with respect to deterioration 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 structure members should be examined to permit reasonable conclusions 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 imperfections such as cracks, distortion, sagging, excessive deflections, significant misalignment, signs of leakage, and peeling of finishes should be viewed critically as indications of possible difficulty.

**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 apparent loading conditions may be critical.

**Manual Procedures** such as chipping small areas of concrete and surface finishes for closer examinations 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 examination 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 an event, a sufficient number of structural members must be examined to afford reasonable assurance that such are representative of the total structure.

Evaluating an existing structure for the effect 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 the former, volume change considerations, principally from ambient temperature changes, and possible long time deflections, are likely to be most significant. Foundation movements will frequently be of importance, usually settlement, although upward movement due to expansive soils actually may occur. However, it is infrequent in this area. Older buildings on spread footings may exhibit continual, even recent settlements if founded on deep unconsolidated fine grained or cohesive soils or from subterranean losses or movements from several possible causes.

With very little qualification, such as rather rare chemically reactive conditions, deterioration of building materials can only occur in the presence of moisture, largely to metals and their natural tendency to return to the oxide state in the corrosive 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 buildings; relative humidity will normally be about 35 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 with 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 on 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 rational 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 type of construction, and general magnitude of the structure, the existence of drawings and location thereof, history of the structure to the extent reasonably known, and description of the type and manner of the inspection, noting problem areas and recommending repairs, if required to maintain structural integrity.

#### **FOUNDATION :**

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 idealism are likely to result in unequal vertical movements.



Monolithic masonry, generally incapable of accepting such movements will crack. Such cracks are most likely to occur at corners, 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, continuous 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.

#### **ROOFING SYSTEMS:**

Sloping roofs, usually having clay or cement tiles, are of concern in the event that the covered membrane may have deteriorated, or that the tiles may have become loose. Large deflections if merely resulting from deteriorated rafters or joists will be of greater importance. 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, alligating, and loss of gravel are usually signs of difficulty. Punctures or loss of adhesion of base flashing, coupled with loose counter flashing will also signify possible problems. Windblown gravel, if excessive, and the possibility of other debris, may result in pounding, 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 tie beams, or lintels.

Steel bar joists are, of course, sensitive to corrosion. Most critical locations will be web member welds, especially near supports, where shear stresses are high 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 normal 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 difficult 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 foam-board may result from sustained leakage. Anchorage of the supporting bulb tees against uplift may also be of importance, with significant deterioration. 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.

## **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.

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

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 vapor penetration, sometimes abetted 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 important. Usually, if rebar loss is such that the remaining steel area is still about 0.0075 of the concrete area, structural repair will not be necessary. 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.

Precast members may present similar deterioration conditions. End support conditions may 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.

## **CONCRETE FRAMING SYSTEMS**

Concrete deterioration will, in most cases be similarly related to rebar corrosion possibly abetted by the presence of salt-water aggregate or excessively permeable concrete. In this respect, honeycomb areas may contribute adversely to the rate of deterioration. Columns are frequently most suspect. Extensive honeycomb is most 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 saltwater.

In spall areas, chipping away a few small loose samples of concrete may be very revealing. Especially, 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 typically white, almost alabaster like coloration will usually indicate reasonably good overall strength. The original gradation of aggregate can be seen through a magnifying glass. Depending upon the structural importance of the specific location, this type of examination may obviate the need for further testing if a value of 2000 psi to 2500 psi is sufficient for required strength, in the event that visual inspection indicates good quality for the factors mentioned.

*[ insert section on Waterproofing ]*

## WINDOWS

Window 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 wind storms short of hurricane velocity. Perimeter sealant, glazing, seals, and latches should be examined with a view toward deterioration of materials and anchorage of units for inward as well as outward (section) pressures, most importantly in high 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 ferrous fasteners will in most cases be obvious enough. 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 indicate the possibility of further difficulty.

## 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 change in type and/or magnitude or loading in older buildings should be viewed as sufficient jurisdiction to examine load carrying capability of the affected structural system.

## SCOPE OF ELECTRICAL INSPECTION (Main Distribution Equipment and Feeder Circuits)

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 inspecting professional to establish compliance, are safe for continued use under present occupancy. As mentioned before, this is a recommended procedure, and under no circumstances are these minimum recommendations intended to supplant proper professional judgement. Items 1-4 shall be evaluated by means of thermal imaging during time of high demand.

### 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, which shall also be in good standing. 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 serviceman to perform both work and inspections. Gutters and electrical panels should all be in good condition throughout the entire building or structure.

### BRANCH CIRCUITS

Branch circuits for common areas 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.

### CONDUIT 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 conduits in the building should be free from erosion, and checked for considerable dents in the conduits that may be prone to cause a short. The conductors and cables in these conduits should be chafe free, and their currents not over the rated amount. Conduit supports in the building envelope shall be secure and checked for erosion.

### ~~EMERGENCY LIGHTING— LIFE SAFETY SYSTEMS/ FLORIDA FIRE PREVENTION CODE~~

~~Exit signs lighting and emergency lighting, along with a functional fire alarm system must all be in good working condition.~~

Florida Statute and the scope of this document does not allow for testing of built in fire protection systems such as fire alarms and fire sprinkler systems by anyone other than properly licensed fire system contractors. These systems are required to be inspected, tested and maintained on a frequency determined by the licensing authority and as directed within the Florida Fire Prevention Code, or by local jurisdiction amendments. The compliance for ITM of these systems is under the scope and authority of the local fire official. This inspection/survey shall include a visual verification that systems have been maintained by evidence of proper documentation on site and will serve as a good check and balance that the complete building life safety system has been maintained. The inspection may also document the visual presence of emergency lighting, exit lighting and egress pathway illumination. If any concerns are presented from these observations the report shall be submitted to the local building official who shall consult with the local fire official for remedial action.

**STRUCTURAL SAFETY INSPECTION REPORT FORM**

Inspection Firm or Individual Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

Inspection Commenced Date: \_\_\_\_\_ Inspection Completed Date: \_\_\_\_\_

No Repairs Required

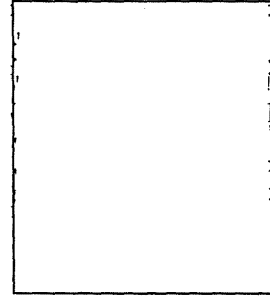
Repairs are required as outlined in the attached inspection report

Licensed Professional,  
Engineer/Architect Name: \_\_\_\_\_

License Number \_\_\_\_\_

I am qualified to practice in the discipline in which I am hereby signing. I affirm that I do not have an affiliation or other financial interest in the subject building(s).

Signature \_\_\_\_\_ Date: \_\_\_\_\_



Seal

This report has been based upon the minimum inspection guidelines for building safety inspection developed by the Palm Beach County League of Cities Building Officials Subcommittee. To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the structure, based upon careful evaluation of observed conditions, to the extent reasonably possible

<b>DESCRIPTION OF STRUCTURE</b>		
a. Name on Title:		
b. Street Address:		
e. Legal Description:		
d. Owner's Name:		
e. Owner's Mailing Address:		
f. Folio Number of Property on which Building is Located:		
g. Building Code Occupancy Classification:		
h. Present Use:		
i. General Description, Type of Construction:	Square Footage:	Number of Stories:
j. Special Features:		
k. Additional Comments:		

1. Additions to original structure:

**2. PRESENT CONDITION OF STRUCTURE**

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

1. Bulging:

2. Settlement:

3. Deflections:

4. Expansion:

5. Contraction:

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

c. Surface conditions - describe general conditions of finishes, noting cracking, spalling, peeling, signs of moisture penetration and stains:

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:

e. General extent of deterioration - cracking or spalling of concrete or masonry, oxidation of metals; rotor borer attack in wood:
f. Previous patching or repairs:
g. Nature of present loading indicate residential, commercial, other estimate magnitude:

<b>3. INSPECTIONS</b>
a. Date of notice of required inspection:
b. Date(s) of actual inspection:
c. Name and qualifications of individual submitting report:
d. Description of laboratory or other formal testing, if required, rather than manual or visual procedures:
e. Structural repair-note appropriate line:
1. None required:
2. Required (describe and indicate acceptance):

<b>4. SUPPORTING DATA</b>
a. _____ sheet written data
b. _____ photographs
c. _____ drawings or sketches

<b>5. MASONRY BEARING WALL = Indicate- good, fair, poor on appropriate lines:</b>
a. Concrete masonry units:
b. Clay tile or terra cotta units:
c. Reinforced concrete tie columns:
d. Reinforced concrete tie beams:
e. Lintel:
f. Other type bond beams:
g. Masonry finishes -exterior:
1. Stucco:
2. Veneer:
3. Paint only:
4. Other (describe):
h. Masonry finishes - interior:
1. Vapor barrier:
2. Furring and plaster:
3. Paneling:
4. Paint only:
5. Other (describe):
i. Cracks:
1. Location - note beams, columns, other:
2. Description:
j. Spalling:
1. Location- note beams, columns, other:
2. Description:
k. Rebar corrosion-check appropriate line:
1. None visible:
2. Minor-patching will suffice:



3. Significant-but patching will suffice:
4. Significant-structural repairs required:
1. Samples chipped out for examination in spall areas:
1. No:
2. Yes - describe color, texture, aggregate, general quality:

<b>6. FLOOR AND ROOF SYSTEM</b>
a. Roof:
1. Describe (flat, slope, type roofing, type roof deck, condition):
2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of support:
3. Note types of drains and scuppers and condition:
b. Floor system(s):
1. Describe (type of system framing, material, spans, condition):
c. Inspection - note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members:

**7. STEEL FRAMING SYSTEM**

a. Description:

b. Exposed Steel- describe condition of paint and degree of corrosion:

c. Concrete or other fireproofing - note any cracking or spalling and note where any covering was removed for inspection:

d. Elevator sheave beams and connections, and machine floor beams - note condition:

**8. CONCRETE FRAMING SVSTEM**

a. Full description of structural system:

b. Cracking:

1. Not significant:

2. 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:

3. Significant but patching will suffice:

4. Significant - structural repairs required (describe):
e. Samples chipped out in spall areas:
1. No:
2. Yes, describe color, texture, aggregate, general quality:

<b>9. WINDOWS</b>
a. Type (Wood, steel, aluminum, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other):
b. Anchorage- type and condition of fasteners and latches:
c. Sealant - type of condition of perimeter sealant and at mullions:
d. Interiors seals - type and condition at operable vents:
e. General condition:

<b>10. WOOD FRAMING</b>
a. Type - fully describe if mill construction, light construction, major spans, trusses:
b. Note metal fitting i.e., angles, plates, bolts, split pintles, other, and note condition:
c. Joints - note if well fitted and still closed:
d. Drainage - note accumulations of moisture:
e. Ventilation - note any concealed spaces not ventilated:
f. Note any concealed spaces opened for inspection:

**ELECTRICAL SAFETY INSPECTION REPORT FORM**

Inspection Firm or Individual Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

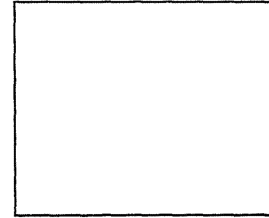
Inspection Commenced Date: \_\_\_\_\_ Inspection Completed Date: \_\_\_\_\_

No Repairs Required

Repairs are required as outlined in the attached inspection report

Licensed Professional,  
Engineer/Architect Name: \_\_\_\_\_

License Number: \_\_\_\_\_



I am qualified to practice in the discipline in which I am hereby signing. I affirm that I do not have an affiliation or other financial interest in the subject building(s).

Signature \_\_\_\_\_ Date: \_\_\_\_\_

SEAL

This report has been based upon the minimum inspection guidelines for building safety inspection developed by the Palm Beach County League of Cities Building Officials Subcommittee. To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the electrical system, based upon careful evaluation of observed conditions, to the extent reasonably possible.

**DESCRIPTION OF STRUCTURE**

a. Name on Title:

b. Street Address:

c. Legal Description:

d. Owner's Name:

e. Owner's Mailing Address:

f. Folio Number of Property on which Building is Located:

g. Building Code Occupancy Classification:

h. Present Use:

i. General Description, Type of Construction:

Square Footage:

Number of Stories:

j. Special Features:

k. Additional Comments:

**MINIMUM GUIDELINES AND INFORMATION FOR RECERTIFICATION OF ELECTRICAL SYSTEMS  
OF TWENTY-FIVE (25) / THIRTY-FIVE (35) YEAR STRUCTURES**

**1. ELECTRIC SERVICE**

1. Size:            Amperage             Fuses             Breakers

2. Phase:            Three Phase             Single Phase             Needs Repair

3. Condition:            Good             Fair

Thermal Imaging Summary: (attach report as appendix to this form)

Additional Comments:

**2. METER AND ELECTRIC ROOM AND TRANSFORMERS**

1. Clearances:            Good             Fair             Requires Correction

Thermal Imaging Summary: (attach report as appendix to this form)

Additional Comments:

**3. GUTTERS**

Location:            Good             Requires Repair

Taps and Fill:            Good             Requires Repair

Thermal Imaging Summary: (attach report as appendix to this form)

Additional Comments:

**4. ELECTRICAL PANELS**

Location:	Good	<input type="checkbox"/>	Needs Repair	<input type="checkbox"/>
1. Panel #( )	Good	<input type="checkbox"/>	Needs Repair	<input type="checkbox"/>
2. Panel #( )	Good	<input type="checkbox"/>	Needs Repair	<input type="checkbox"/>
3. Panel #( )	Good	<input type="checkbox"/>	Needs Repair	<input type="checkbox"/>
4. Panel #( )	Good	<input type="checkbox"/>	Needs Repair	<input type="checkbox"/>

Thermal Imaging Summary: (attach report as appendix to this form)

Additional Comments:

**5. BRANCH CIRCUITS:**

1. Identified:	Yes	<input type="checkbox"/>	Must be identified	<input type="checkbox"/>		
2. Conductors:	Good	<input type="checkbox"/>	Deteriorated	<input type="checkbox"/>	Must be replaced	<input type="checkbox"/>

Comments:

**6. GROUNDING SERVICE:**

Good

Repairs Required

Comments:

**7. GROUNDING OF EQUIPMENT:**

Good

Repairs Required

Comments:

**8. SERVICE CONDUITS/RACEWAYS (AND SUPPORTS):**

Good

Repairs Required

Comments:

**9. SERVICE CONDUCTOR AND CABLES:**

Good

Repairs Required

Comments:

**10. TYPES OF WIRING METHODS:**

Conduit Raceways:	Good	<input type="checkbox"/>	Repairs Required	<input type="checkbox"/>
Conduit PVC:	Good	<input type="checkbox"/>	Repairs Required	<input type="checkbox"/>
NM Cable:	Good	<input type="checkbox"/>	Repairs Required	<input type="checkbox"/>
BX Cable:	Good	<input type="checkbox"/>	Repairs Required	<input type="checkbox"/>

**11. FEEDER CONDUCTORS:**

Good	<input type="checkbox"/>	Repairs Required	<input type="checkbox"/>
------	--------------------------	------------------	--------------------------

Comments:

**12. EMERGENCY LIGHTING:**

Good	<input type="checkbox"/>	Repairs Required	<input type="checkbox"/>
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Comments:

**13. BUILDING EGRESS ILLUMINATION:**

Good	<input type="checkbox"/>	Repairs Required	<input type="checkbox"/>
------	--------------------------	------------------	--------------------------

Comments:



NOTE pertaining to the following Items # 14, 15, 16 and 17:

Florida Statute and the scope of this document does not allow for testing of built in fire protection systems such as fire alarms and fire sprinkler systems by anyone other than properly licensed fire system contractors. These systems are required to be inspected, tested and maintained on a frequency determined by the licensing authority and as directed within the Florida Fire Prevention Code, or by local jurisdiction amendments. The compliance for ITM of these systems is under the scope and authority of the local fire official. This inspection/survey shall include a visual verification that systems have been maintained by evidence of proper documentation on site and will serve as a good check and balance that the complete building life safety system has been maintained. The inspection may also document the visual presence of emergency lighting, exit lighting and egress pathway illumination. If any concerns are presented from these observations the report shall be submitted to the local building official who shall consult with the local fire official for remedial action.

**14. FIRE ALARM SYSTEM:**

Good

Repairs Required

Comments:

**15. SMOKE DETECTORS:**

Good

Repairs Required

Comments:

**16. EXIT LIGHTS:**

Good

Repairs Required

Comments:

**17. EMERGENCY GENERATOR:**

Good

Repairs Required

Comments:

Load Bank Test Summary (attach report as appendix to this form):

18. WIRING IN OPEN OR UNDER COVER PARKING GARAGE AREAS:

Good

Repairs Required

Comments:

19. OPEN OR UNDERCOVER PARKING GARAGE AREAS AND EGRESS ILLUMINATION:

Good

Repairs Required

Comments:

20. SWIMMING POOL  
WIRING:

Good

Repairs Required

Comments:

21. WIRING TO MECHANICAL EQUIPMENT:

Good

Repairs Required

Comments:

22. ADDITIONAL COMMENTS:

A large, empty rectangular box with a thin black border, intended for providing additional comments. The box occupies most of the page's vertical space below the section header.

**Doug Wise B.**

---

**From:** Doug Wise B.  
**Sent:** Monday, July 26, 2021 11:26 AM  
**To:** Richard Radcliffe C.  
**Cc:** Patrick Rutter  
**Subject:** FW: ICC Roundtable Discussion - Surfside

FYI,  
BOAF and the national code council are coming to town...



**Doug Wise**  
*Building Division Director / Building Official*  
*Palm Beach County Building Division*  
*Planning, Zoning & Building Department*  
*2300 N. Jog Road West Palm Beach, Florida 33411*  
*p 561-233-5192 f 561-233-5020*  
[DWise@pbcgov.org](mailto:DWise@pbcgov.org)

*How did we do? Please let us know by visiting:*  
<http://survey.pbcgov.com/s3/PZB-Building>

**From:** Peter Ringle <pringle@lakeworthbeachfl.gov>  
**Sent:** Monday, July 26, 2021 11:10 AM  
**To:** Neil Burning <nburning@ICCSafe.ORG>  
**Cc:** Jacek Tomasik <Jtomasik@wellingtonfl.gov>; Doug Wise B. <DWise@pbcgov.org>  
**Subject:** RE: ICC Roundtable Discussion - Surfside

\*\*\*\*\* Note: This email was sent from a source external to Palm Beach County. Links or attachments should not be accessed unless expected from a trusted source. \*\*\*\*\*

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Neil,

There has been several meetings with many building officials to discuss this topic in Palm Beach County. I have copied Doug Wise since he knows what has been drafted by that committee. I will put this meeting on my calendar to attend.

Peter Ringle, CBO, CFM  
Building Official  
Community Sustainability Department



City of Lake Worth Beach



1900 Second Avenue North  
Lake Worth Beach, FL 33461  
V: 561-586-1786  
[pringle@lakeworthbeachfl.gov](mailto:pringle@lakeworthbeachfl.gov)  
[www.lakeworthbeachfl.gov](http://www.lakeworthbeachfl.gov) [[lakeworthbeachfl.gov](http://lakeworthbeachfl.gov)]

**Departmental Operating Hours**

Monday – Friday 8:00 am – 4:00 pm

**“We are LAKE WORTH BEACH. A hometown City that is committed to delivering the highest level of customer service through a commitment to integrity, hard work and a friendly attitude. We strive to exceed the expectations of our citizens, our businesses, our elected officials and our fellow employees.”**

CITY OF LAKE WORTH BEACH E-MAIL DISCLAIMER:

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from local officials regarding city business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure

**From:** Neil Burning <[nburning@ICCSafe.ORG](mailto:nburning@ICCSafe.ORG)>  
**Sent:** Monday, July 26, 2021 9:20 AM  
**To:** Peter Ringle <[pringle@lakeworthbeachfl.gov](mailto:pringle@lakeworthbeachfl.gov)>  
**Cc:** Jacek Tomasik <[Jtomasik@wellingtonfl.gov](mailto:Jtomasik@wellingtonfl.gov)>; [kittendorfs@bbfl.us](mailto:kittendorfs@bbfl.us)  
**Subject:** ICC Roundtable Discussion - Surfside

**Caution:** *This is an external email. Do not click links or open attachments from unknown or unverified sources.*

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Peter,

I wanted to let you know that the Building Owners and Managers Association International, the International Code Council, and the National Institute of Building Sciences will convene a panel discussion in the wake of the Surfside, Florida building collapse. The roundtable will be hosted by the Building Officials Association of Florida (BOAF) and will focus on how communities monitor the safety of existing buildings, what guidance exists for building owners, and how future catastrophic events can be avoided.

The goal of the discussion is to establish a channel for the building safety community to have a dialogue and develop information that could inform policy makers as they consider questions raised by the tragic collapse of Champlain Towers South. Participants will not be looking into the causation of the building collapse but instead focusing on the broader questions related to frequency of inspections, structural safety, maintenance, and the application of current building codes and standards. The information gathered from these experts may ultimately result in the creation of a nationwide standard in the U.S.

Panelists will include representatives from nonprofit, academic and private organizations as well as local leaders from Florida and experts from the building, construction, design and real estate

communities. The discussion is scheduled for Tuesday, August 17, 2021 at the Hilton West Palm Beach, beginning at 9:00 a.m.

I hope a representative of the Palm Beach County Chapter is able to attend the event. Please let me know if you have any questions.

Best Regards,

**Neil A. Burning, CBO**

Vice President, Technical Resources

Government Relations (Florida)

International Code Council

Office: 888.422.7233, x5702

Cell: 702.305.5231

[www.iccsafe.org](http://www.iccsafe.org)

We welcome you to join us in Pittsburgh for the 2021 ICC Annual Conference & Public Comment Hearings. Our signature event is packed full of networking and learning opportunities. [Registration is open!](#)

**EXTRAORDINARY SERVICE. EVERY TIME. **

<b>Multi-Family Buildings by Number of Stories and Year Built</b>					
<b>3 Stories</b>					
	Total	Prior to 1980	1980-1989	1990-1999	2000 and Later
Unincorporated	648	111	239	148	150
Incorporated	1,466	250	292	310	614
Countywide	2,114	361	531	458	764
<b>4 to 5 Stories</b>					
	Total	Prior to 1980	1980-1989	1990-1999	2000 and Later
Unincorporated	248	38	152	40	18
Incorporated	486	185	161	13	127
Countywide	734	223	313	53	145
<b>6 to 10 Stories</b>					
	Total	Prior to 1980	1980-1989	1990-1999	2000 and Later
Unincorporated	89	17	59	10	3
Incorporated	263	117	66	19	61
Countywide	352	134	125	29	64
<b>11 to 19 Stories</b>					
	Total	Prior to 1980	1980-1989	1990-1999	2000 and Later
Unincorporated	2	0	1	1	0
Incorporated	112	42	33	12	25
Countywide	114	42	34	13	25
<b>20+ Stories</b>					
	Total	Prior to 1980	1980-1989	1990-1999	2000 and Later
Unincorporated	0	0	0	0	0
Incorporated	47	21	12	0	14
Countywide	47	21	12	0	14
Source: 2021 PBC PAO building data, PBC Planning Division					
Includes: Condos, apartments, CLFs. Does not include duplexes, triplexes, or townhomes					



<b>Non-Residential Buildings by Number of Stories and Year Built</b>					
<b>2 to 3 Stories</b>					
	<b>Total</b>	<b>Prior to 1980</b>	<b>1980-1989</b>	<b>1990-1999</b>	<b>2000 and Later</b>
Unincorporated	450	102	137	55	156
Incorporated	2,219	966	434	260	559
Countywide	2,669	1068	571	315	715
<b>4 to 5 Stories</b>					
	<b>Total</b>	<b>Prior to 1980</b>	<b>1980-1989</b>	<b>1990-1999</b>	<b>2000 and Later</b>
Unincorporated	23	3	9	3	8
Incorporated	239	54	71	31	83
Countywide	262	57	80	34	91
<b>6 to 10 Stories</b>					
	<b>Total</b>	<b>Prior to 1980</b>	<b>1980-1989</b>	<b>1990-1999</b>	<b>2000 and Later</b>
Unincorporated	11	0	9	0	2
Incorporated	93	29	30	11	23
Countywide	104	29	39	11	25
<b>11 to 19 Stories</b>					
	<b>Total</b>	<b>Prior to 1980</b>	<b>1980-1989</b>	<b>1990-1999</b>	<b>2000 and Later</b>
Unincorporated	2	0	2	0	0
Incorporated	26	2	16	2	6
Countywide	28	2	18	2	6
<b>20+ Story Stories</b>					
	<b>Total</b>	<b>Prior to 1980</b>	<b>1980-1989</b>	<b>1990-1999</b>	<b>2000 and Later</b>
Unincorporated	0	0	0	0	0
Incorporated	2	1	1	0	0
Countywide	2	1	1	0	0
Source: 2021 PBC PAO building data, PBC Planning Division					
Includes: Commercial retail/service, hotel, office, hospitals, schools, police/fire, and cultural uses					