



CITY OF DORAL

Office of the City Manager

Letter to Council

LTC No. 002 - 2024

To: The Honorable Mayor and Members of the City Council

From: Barbie Hernandez
City Manager

Date: January 23, 2024

Subject: **Building Department Milestone Program Update**

This Letter to Council (LTC) serves to provide an update on the Building Department's implementation of Florida's Building Milestone Program, which augments the County's previous 40-year Building Recertification Program.

In 2022, following the tragic collapse of Champlain Towers in Surfside (2021), the Florida Legislature passed legislation regarding FS 553.844¹ and FS 553.899². The state program is modeled after Miami-Dade County's recertification program, requiring structural inspections of condominium and cooperative buildings at certain milestones - initially at 30 years for non-coastal buildings and 25 years for coastal buildings, and every 10 years thereafter.

The County program has been existence for more than several decades and can be found in Chapter 8-11(f) of the County's Code of Ordinances.

The City of Doral participates in the County's program and sends notices to affected building owners within the first quarter of the calendar year. As our city's building inventory ages, we anticipate an increase in the number of buildings requiring recertification each year under this new law. Specifically:

- In 2022 and 2023, nearly 200 notices were sent out.
- In 2024, over 800 notices will be sent for buildings reaching 30 years.

¹ <https://flsenate.gov/Session/Bill/2022D/4D/BillText/er/PDF>

² Mandatory structural inspections for condominium and cooperative buildings
http://www.leg.state.fl.us/statutes/index.cfm?App_mode=Display_Statute&Search_String=&URL=0500-0599/0553/Sections/0553.899.html

- In 2025, nearly 300 additional notices will be sent.
- In 2026, over 200 more notices will be sent.

These numbers may increase further if Miami-Dade County reduces the timeframe to 25 years for all buildings which is anticipated in Spring 2024..

The Building Department is committed to enforcing this important safety program while remaining sensitive to its impact on property owners. Some department efforts:

- We are proactively identifying aging buildings using County data.
- We offer free meetings to discuss requirements and timelines.
- We will work with large associations early to ensure a smooth process.
- We aim to be accessible to answer all questions from owners and residents.

While this updated regulation may seem controversial, the department's priority is protecting the safety of building occupants. The Building Department recognizes its duty to enforce the milestone program in a thoughtful manner.

Please feel free to reach out if you have any questions. The Building Department is happy to provide more information on this critical building safety program. It is important to understand what the responsibilities are of building owners and managers and of course, agencies having jurisdiction such as the building department.

Encl: 2024 Building Milestone Flyer Attached



City of Doral Building Department Guidance Document

Building Milestone Program

(Former 40-year Building Recertification Program)

In accordance with Code of Miami Dade County Ordinance CH 8-11(F), existing buildings must be recertified at their 30th year of occupancy anniversary and every 10 years thereafter.

Exception(s)

- Single-family fee simple residential homes or duplexes; or commercial structures that are less than 2,000 square feet and have an occupant load of ten or less.
- If you feel you are exempt, please request an exemption via email by sending the full property address and you're reasoning to BDMilestoneProgram@cityofdoral.com.

Minimum Documents Required: (Scan the "FORMS" QR Code below.)

- Building Milestone (former 40-Year Recertification) Package - **Structural Guidelines**
- Building Milestone (former 40-Year Recertification) Package - **Electrical Guidelines**
- Building Milestone (former 40-Year Recertification) Package – **Parking Lot Lighting Requirements**
- **Structural Cover Letter** Signed, Sealed, and dated by the Professional Engineer or Architect with their recommendation(s).
- **Electrical Cover Letter** Signed, Sealed and dated by the Professional Engineer or Architect with their recommendation(s).
- Thermographic Inspection Report (When applicable)
 - **Thermographic Inspection** shall be required for an electrical service rating of 400 amperes or higher.
 - The equipment called out in the guidelines for thermographic inspection must be supplied by an electrical service of 400 amperes or higher, but the individual equipment to be inspected DOES NOT need to be rated at 400 amperes or higher.
 - A Level 2 thermographer's required experience for performance of the inspections DOES NOT need to be exclusively obtained through the performance of thermographic inspections but can be obtained through inspections of electrical systems associated with commercial buildings in general.
 - The minimum number of years of experience required to perform thermographic inspections related to the Electrical Recertification was reduced to 5 years from 7 years.

APPLY IN PERSON

- The Completed Milestone Certifications reports can be submitted in person, please visit the solution center located on the second Floor of Doral City Hall, 8401 NW 53rd Terrace.
- All forms shall be signed and sealed by the Design Professional

APPLY ONLINE (CSS)

- Please create a contact in the permitting system at www.cityofdoral.com/permitting.
- Submit using the tutorial videos provided by using the QR code below.
- In the search bar, type Milestone Recertification – select apply.
- All files must be digitally signed by Design Professional.
- See "submittal guides" <https://www.cityofdoral.com/all-departments/building/submittal-instructions/>.

Milestone Certification Homepage



Forms



Videos & Tutorials



These guidance documents are provided as a courtesy to assist permit applicants with the permitting process. Understand that this is a guide, and each project may have site specific requirements that are unique. Please schedule an appointment today with our team so that we can help!