

**CITY OF CORAL GABLES
CONSTRUCTION REGULATION BOARD
Meeting Minutes: Monday, August 10, 2015**

City Hall, 405 Biltmore Way, Coral Gables, Florida

MEMBERS	S	O	N	D	J	F	M	A	M	J	J	A	APPOINTED BY:
	14	14	14	14	15	15	15	15	15	15	15	15	
Walter Lista	-	-	-	-	-	-	-	-	-	-	-	P	Mayor Jim Cason
Rolando Diaz	-	-	-	-	-	-	-	-	-	-	-	P	Commissioner Frank C. Quesada
Robert Behar	-	-	-	-	-	-	-	-	-	-	-	A	Commissioner Pat Keon
Eugenio Lage	-	-	-	-	-	-	-	-	-	-	-	P	Commissioner Lago
Jill Daley	-	-	-	-	-	-	-	-	-	-	-	P	Commissioner Slesnick

(Dash indicates no meeting blank space indicate member not yet serving)

^ - New Member

- Special meeting

** - Resigned Member

Staff:

Manuel Lopez, Building Official

Virginia Goizueta, Building Service Coordinator

Yaneri Figueroa, Assistant City Attorney

Belkys Garcia, Board Secretary

Minutes preparation and Recording Secretary: Nieves Sanchez, Bailey and Sanchez Courtreporting, Inc.

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CITY OF CORAL GABLES
CONSTRUCTION REGULATION BOARD
VERBATIM TRANSCRIPT
CORAL GABLES CITY HALL
405 BILTMORE WAY, COMMISSION CHAMBERS
CORAL GABLES, FLORIDA
MONDAY, AUGUST 10, 2015, COMMENCING AT 2:00 P.M.

Board Members Present:

- Rolando Diaz, Chairman
- Jill Daley
- Eugenio Lage
- Walter Lista

City Staff and

- Manuel Lopez, Building Official
- Virginia Goizueta, Building Service Coordinator
- Yaneris Figueroa, Assistant City Attorney
- Belkys Garcia, Board Secretary



1 (Thereupon, the following proceedings were
2 held.)

3 MR. DIAZ: Good afternoon. Welcome to the
4 regularly scheduled meeting of the City of
5 Coral Gables Construction Regulation Board. We
6 are residents of Coral Gables and are charged
7 with maintaining the proper standard of
8 construction in the City by enforcing the
9 construction laws in force and effect within
10 the City, including, but not limited to,
11 licensing laws, building codes, and land
12 development regulations including municipal,
13 county and state, which construction
14 contractors and subcontractors must comply with
15 within the performance of their professions.

16 The Board is authorized to deny permits, as
17 well as take disciplinary action against
18 registered contractors who are found guilty of
19 violating City ordinances, zoning codes, and
20 the South Florida or Florida Building Code.
21 The Board may also deny the issuance of
22 building permits, or require the issuance of
23 permits with specific conditions, when a
24 certified contractor is found guilty of fraud
25 or of a willful building code violation.

1 A registered contractor adjudicated guilty
2 by the Coral Gables Construction Regulation
3 Board may receive recommendations for further
4 disciplinary action when the case is referred
5 to the Miami-Dade County Construction Trades
6 Qualifying Board and Florida Construction
7 Industry Licensing Board. When a certified
8 contractor is found guilty by the Coral Gables
9 Construction Regulation Board and is denied a
10 permit, the Florida Department of Business and
11 Professional Regulation is notified within
12 fifteen days that such action was initiated.

13 The Board is comprised to five members, all
14 of whom are appointed by the Commission. Three
15 members of the Board constitute a quorum and
16 three affirmative votes are necessary for the
17 adoption of any motion.

18 Any person, who acts as a lobbyist pursuant
19 to the City of Coral Gables Ordinance Number
20 2006-11, must register with the City Clerk
21 prior to engaging in lobbying activities or
22 presentations before City Staff, Boards,
23 Committees and/or the City Commission. A copy
24 of the ordinance is available in the Office of
25 the City Clerk. Failure to register and

1 provide proof of registration shall prohibit
2 your ability to present to the Construction
3 Regulation Board in cases under consideration
4 this afternoon.

5 Lobbyist is defined as an individual,
6 corporation, partnership or other legal entity
7 employed or retained, whether paid or not, by a
8 principal who seeks to encourage the approval,
9 disapproval, adoption, repeal, passage or
10 defeat or modifications of:

11 (A) Any ordinance, resolution, action or
12 decision of any City Commissioner;

13 (B) Any action, decision, recommendation of
14 the City Manager, any city Board or Committee,
15 including but not limited to Quasi-Judicial,
16 Advisory Board, Trust, Authority, or Council;
17 or --

18 (C) Any action, decision or recommendation
19 of the City personnel during the time period of
20 the entire decision-making process on the
21 action, decision or recommendation which
22 foreseeably will be heard or reviewed by the
23 City Commission, or a City Board or Committee,
24 including but not limited to the
25 Quasi-Judicial, Advisory Board, Trust Authority

1 or Council.

2 I now officially call the City of Coral
3 Gables Construction Regulation Board meeting of
4 August 10th, 2015 to order. The time is 2:10
5 p.m.

6 Present today are:

7 MR. LISTA: Walter Lista.

8 MR. LAGE: Eugenio Lage.

9 MR. DIAZ: Roland Diaz.

10 MR. DALEY: Jill Daley.

11 MR. DIAZ: The first order is the Approval
12 of the Minutes of the last Board, that I don't
13 recall the date. It was over a year ago.

14 Do you know the last meeting, the date of
15 the last meeting?

16 THE CLERK: April 14th, 2014.

17 MR. DIAZ: The Approval of the Minutes for
18 April 14th, 2014. I need a motion.

19 MR. LAGE: Motion to approve.

20 MR. DIAZ: Is there a second?

21 MR. LISTA: Second.

22 MR. DIAZ: Everyone in favor, say aye?

23 MR. LISTA: Aye.

24 MR. LAGE: Aye.

25 MR. DIAZ: Aye.

1 MS. DALEY: Aye.

2 MR. DIAZ: Motion passes.

3 THE CLERK: Mr. Chairperson --

4 MR. DIAZ: There is no person in the
5 audience to swear in, so -- there's no one
6 here.

7 THE CLERK: Mr. Diaz? I just want the
8 record to show that Mr. Behar is absent today.

9 MR. DIAZ: Okay. Okay.

10 There is no one in the audience.

11 There is no Old Business to entertain.

12 The New Business is the selection of the
13 Chairperson and the Vice Chairperson. So I
14 need a nomination for Chairperson.

15 MR. LISTA: You. You're doing a good job.

16 MR. DIAZ: I accept.

17 So anyone in favor for me to continue to be
18 the Chairman?

19 MR. LAGE: Aye.

20 MR. LISTA: Aye.

21 MS. DALEY: Aye.

22 MR. LAGE: I second it.

23 THE CLERK: Motion passes.

24 MR. DIAZ: Motion passes.

25 Motion for Vice Chair.

1 MR. LISTA: I put a motion for Mr. Lage.

2 MR. DIAZ: I second that motion.

3 Everybody in favor for Mr. Lage to be the
4 Vice Chairman?

5 MS. DALEY: Aye.

6 MR. LAGE: Aye.

7 MR. LISTA: Aye.

8 MR. DIAZ: Aye.

9 The motion passes.

10 Any items that you have?

11 MS. GOIZUETA: Yes.

12 Good afternoon, Board Members. My name is
13 Virginia Goizueta, and I'm the Building Service
14 Coordinator for the Building Department.

15 On the April 14, 2014 meeting, Mr. Bill
16 Miner, the Building Director, spoke regarding
17 the Board's purpose and authority.

18 MR. DIAZ: I just want to make a correction
19 to the minutes that we just approved. His name
20 is wrong. It says, "Eugenia Lage," and it's
21 Eugenio with an "O."

22 It says Lage, but the name, instead of
23 Eugenio, with an "O," it says, "Eugenia," a
24 woman.

25 MS. GOIZUETA: Right. The minutes were

1 wrong and we also noticed the agenda was wrong.
2 So we'll make those corrections.

3 MR. DIAZ: Thank you. A correction will be
4 made on the record for his name.

5 MS. GOIZUETA: For the minutes, okay.
6 Excellent.

7 So I just want to make clear that on April
8 14, 2014, the meeting, Mr. Bill Miner, the
9 Building Director, spoke regarding the Board's
10 purpose and authority, but I just wanted to let
11 you know that, additionally, on July 7, 2015,
12 the City Commission adopted Ordinance 2515-18,
13 granting this Board the authority to render
14 decisions regarding the City's unsafe
15 structures.

16 By her correspondence, you are now aware
17 that Belkys Garcia will be the Secretary of the
18 board.

19 The Assistant City Attorney, Yaneris
20 Figueroa, is the assigned counsel to the Board,
21 Attorney Alexander Palenzuela, he will be the
22 prosecutor, and I will be acting as the Code
23 Compliance Officer.

24 We will be presenting cases to the Board
25 starting in September, which the next new

1 meeting will be September 14th.

2 There are approximately 70 cases, within a
3 three-year span, which have not complied with
4 the required building certification, which we
5 plan to bring to the Board. The Board agendas
6 will be made public on the City's webpage three
7 days prior to the meeting.

8 So this is a start, and we just wanted to
9 bring everybody up. We wanted to make sure
10 that the Chairperson was chosen, and if you
11 have any questions, we wanted to have them
12 clarified now, before we start next month.

13 MR. LAGE: Seven cases, what is it about?

14 MS. GOIZUETA: There are 70 cases.

15 MR. LAGE: 70 cases? 70 cases.

16 MR. DIAZ: So we have a lot of work ahead
17 of us.

18 MR. LAGE: Oh, 70 cases of people who have
19 not complied with the 40-year --

20 MS. GOIZUETA: Within a three-year span.
21 So we think that we're going to bring them like
22 five at a time.

23 MR. LAGE: Okay. Are these mainly mid-rise
24 or high-rise buildings?

25 MS. GOIZUETA: Both, multi-family and

1 commercial.

2 MR. LAGE: In the three years, they haven't
3 complied yet?

4 MS. GOIZUETA: They have not complied.

5 MR. DIAZ: In order to maybe expedite it,
6 because 70 cases, at five cases a month, is
7 going to be a lot of time, don't you think we
8 should send a letter to those people, from the
9 Building Department, stating that they are in
10 non-compliance?

11 I don't know if that has been done or not,
12 but that they are not in compliance and they
13 have a certain amount of time either to get
14 into compliance -- because I believe that maybe
15 some of them have done the forty-year
16 inspection, because the County requires that,
17 and they have presented it to the County, they
18 have not presented to the City, and maybe that
19 letter, making them aware that they're not in
20 compliance, will reduce the number of cases.

21 MR. LAGE: Also, that they're going to come
22 into this Board. They don't have to go to the
23 County. The County is slower.

24 MR. DIAZ: Yeah, to respond, and they have
25 to comply with the City, anyway, if they

1 haven't complied to the County, but I presume
2 that maybe out of the 70, a percentage has
3 complied, has the reports, and it has been
4 submitted it to the County, but they have not
5 submitted it to the City, and maybe that will
6 alleviate the load for you, too, because if you
7 get 20 that they've complied, that they bring
8 the report, the report is accepted, maybe it's
9 just coming here for us to accept the report.

10 MR. LISTA: I think the letter will scare
11 them a little bit.

12 MR. DIAZ: The letter will scare them a
13 little bit, and indicate to them that we mean
14 business.

15 MR. LAGE: The other question I have, what
16 tools do we have as a Board if they don't
17 comply? The City Attorney, if you can help me.
18 If they don't comply, what's the next step?
19 They're going to demo or what's going to
20 happen?

21 MR. DIAZ: I think we have to -- we are now
22 also the Unsafe Structure Board, and we have to
23 declare them an unsafe structure. The attorney
24 will answer that question, and I'm assuming
25 they have a certain amount of time after they

1 are declared an unsafe structure to submit
2 everything or we can order it demolished.

3 So there's a process prior to that
4 happening.

5 MS. FIGUEROA: Correct. Once they come
6 here, they will be able to present -- you can
7 ask questions of them, and they can present
8 whatever testimony they have.

9 If you deem it unsafe, you can either order
10 them to bring it into compliance within a
11 certain amount of time, and what they need to
12 do to bring it into compliance, or order it
13 demolished, if that's necessary, based on the
14 recommendations that you find.

15 MR. LISTA: So we follow pretty much the
16 same guidelines as the County?

17 MS. FIGUEROA: Right, that's the goal, I
18 think, but more expeditiously.

19 MS. GOIZUETA: The cases that are dated
20 2013 have been sent several letters. There has
21 even been one case that has gone in front of
22 the Unsafe Structure Board of Miami-Dade
23 County.

24 The cases from 2014 have also been sent
25 several letters.

1 The cases for 2015 have been sent one
2 letter. The next letter, we're working with
3 the attorney, Mr. Alexander Palenzuela in
4 revising those letters, and what they're going
5 to read is, "Order to Vacate." That's what the
6 notices are going to read.

7 So, yes, I presume that they're going to be
8 acting in a much faster manner once they
9 receive this new letter. That's why we were
10 thinking of bringing five cases, but, in
11 reality, once they get this notification, I
12 assume that you're going to be hearing one or
13 two.

14 MR. LAGE: So, basically, at that point,
15 red tag the building as an unsafe structure,
16 and the tenants have to move out?

17 MS. GOIZUETA: I'll bring Manny, the
18 Building Official, to answer that question.

19 MR. LOPEZ: Manuel Lopez, I'm the Building
20 Official for the City of Coral Gables.

21 What we're going to ask for, once they come
22 in here, you can give them additional time,
23 which is what normally happens. After that, if
24 they don't comply with that, at that point we
25 will have to ask them to vacate.

1 We have to cut power, do whatever it is
2 that's necessary, but you will make that clear
3 to them in the meeting, that they have a
4 certain amount of time to get their report to
5 us, and then go ahead and make repairs, if
6 necessary.

7 If they don't get the report in a
8 reasonable amount, 30, 60 days, whatever you
9 think is necessary, at that point, then we'll
10 have to go ahead and call FP&L and cut power
11 and ask them to vacate the building.

12 I don't think it's going to get to that
13 point, because the buildings are occupied.

14 MR. LISTA: Well, those people from 2013,
15 that has been a long time.

16 MR. LOPEZ: Yes, it's been a long time.
17 It's unusual.

18 MR. LISTA: But sometimes they are older
19 people. They get the mail. They live
20 somewhere else. They don't understand what
21 they're getting.

22 MR. LOPEZ: In some cases, we found out
23 that the buildings have been sold. The letter
24 is going to the wrong person, because we send
25 it to whoever is the designated owner in the

1 Dade County files.

2 If they sell the building and it's not
3 updated, we don't know. So we have to work
4 with them. We don't want to throw anybody out.
5 We have to work with them.

6 I think, once they come into a Board like
7 this, they will see that as a serious matter.

8 So that number of cases is going to be
9 reduced before they get here.

10 MR. DIAZ: Manny, when the case gets here,
11 how do we know that the report has been checked
12 by you guys, by the Building Department, and
13 that everything requested by your report --
14 because the report requests an structural
15 inspection, electrical inspection, plumbing,
16 mechanical and the reports recommend some
17 repairs or set some defects that are
18 existing -- I think in order for us to hear a
19 case and give them the proper time for them to
20 correct everything, we need to know what's
21 needed to be done in a building, as most of us
22 here are in or related to the construction
23 business.

24 We know, because -- I personally don't want
25 someone to come here that the building people

1 say they have to do some repairs, that we know
2 that the repair cannot be done in 15 days or 30
3 days, and then we give them 30 days, and then
4 it will be more work for you to bring him back
5 in, in those 30 days, that he has not had the
6 physical time to correct that.

7 So are you going to have some information
8 on the what the defects of the buildings are
9 or -- I don't want to burden you with more
10 work, but --

11 MR. LOPEZ: Right. The people that we're
12 going to bring here have not submitted a report
13 at all.

14 MR. DIAZ: Nothing?

15 MR. LOPEZ: Once they submit a report to
16 us, they have complied, and then they have to
17 do the repairs.

18 So if they have to do the repairs, and they
19 have a certain amount of time, and they know
20 all of that, then at some point we'll have to
21 bring them here, but if they pull a permit, it
22 takes time, but the people that we're going to
23 bring, I think none of them have submitted a
24 report.

25 MR. LISTA: Now that I have you here and

1 the attorney, I'm a practicing engineer. I do
2 40-year re-certifications also.

3 I mean, how do I avoid a conflict of
4 interest on the Board? I'd really like to be
5 on the Board, but how do I -- how do you
6 recommend -- I don't do much work in Coral
7 Gables, most of my 40-year certification work
8 has been outside, but what happens if one
9 happens to be in Coral Gables?

10 MS. FIGUEROA: You can hear it, as long as
11 it doesn't come before the Board. So if it's
12 something that's going to be before the Board,
13 then we'll just have to state the nature of the
14 conflict on the record and then you can recuse
15 yourself.

16 MR. LISTA: And the other ones, do you see
17 any conflict with me?

18 MS. FIGUEROA: No.

19 MR. LISTA: All right.

20 MR. DIAZ: If it's outside of the City, you
21 won't have any problems.

22 MR. LISTA: No, not if it's outside the
23 City.

24 MR. DIAZ: If it's in the City, you have to
25 excuse yourself, step outside of the room.

1 MR. LISTA: If there's a problem and it
2 comes to the Board, but if it goes through the
3 regular channels and it gets resolved, I assume
4 there is no conflict.

5 MS. FIGUEROA: Correct.

6 MR. DIAZ: The only conflict would be if it
7 comes to the Board.

8 MR. LISTA: Correct, I have to recuse
9 myself.

10 MR. DIAZ: You don't hear it.

11 MS. DALEY: I was wondering, the 2013
12 cases, have they assessed fines that have been
13 accruing all of this time?

14 MR. LOPEZ: No.

15 MS. DALEY: They're just in limbo?

16 MR. LOPEZ: Right.

17 MS. DALEY: I think that's another means of
18 enforcement that we have as a Board, is to
19 assess a fine.

20 MR. LOPEZ: I don't know if you can assess
21 fines.

22 MS. DALEY: I read something about it in
23 the Ordinance.

24 MR. DIAZ: The way it works in the County
25 is, there's a form of an agreement that the

1 County has, and you can get it at the County,
2 in the Unsafe Structure Board, in blank form,
3 that it gives you certain dates to get your
4 permits and certain dates to finish the work,
5 and after they agree with this Board or the
6 order for this Board is given, they have to
7 sign that agreement, so there's no possibility
8 that they say that they didn't know.

9 So it's a signed agreement, and I have to
10 read the agreement, but the agreement gives
11 some penalties and violations. It gives you a
12 warning for a violation, if you don't comply,
13 and if you don't comply with the date, the City
14 has the right by law to put a fine. The County
15 does it that way.

16 I don't know if it can be done legally or
17 not, but the County imposes you a penalty on a
18 daily basis, and after certain days, it
19 converts to a lien on the property, because you
20 have to have a lien, if it comes to the point
21 that you have to demolish the property.

22 Then you hire someone to demolish that, and
23 the City has to pay that contractor to demolish
24 that, and then the City puts a lien on that
25 property to guarantee that you will get paid

1 when that property is sold.

2 There's an agreement form with the County
3 that you can get. If you cannot get it, call
4 me, and I'll try to get it for you from the
5 County, from the Unsafe Structure Board, from
6 Code Compliance, like a blank form.

7 MS. GOIZUETA: Thank you.

8 MR. LAGE: I have a question. So they
9 haven't submitted any paperwork? They don't
10 even have the 40 years at all, so these
11 buildings could have been built in the '20s or
12 '30s without any certification at all?

13 MR. LOPEZ: Correct. There's no report.

14 MR. LAGE: At all? Not even a previous --
15 this is not a 10-year --

16 MR. LOPEZ: No. The ones for 2013, in
17 2003, it may have been submitted, but 2013, it
18 hasn't been.

19 MR. LAGE: Any way that we know that they
20 submitted it, if it's due for the 40 years,
21 because that's very serious? If they haven't
22 submitted any -- I mean, if it's due for a
23 40-year and they haven't submitted anything, I
24 think that's a more -- that's really -- because
25 this Ordinance is very good, because we have to

1 take care if it's a life safety issue for the
2 residents, the people that live there don't
3 probably know what's going on.

4 So I'd like to find out, have they ever
5 submitted any prior to the 10-year one, because
6 that would be more severe. If they've owned
7 the building for more than 40 years and they
8 haven't submitted any paperwork, I mean, that's
9 really bad.

10 MS. GOIZUETA: I'll add that to my
11 research.

12 MR. LAGE: If they submitted a 40, and then
13 is a 10, at 40 years they were okay, maybe you
14 can give them more time to cure it, but if they
15 haven't submitted any documentation for the
16 last 50 years --

17 MR. DIAZ: I think it's very important, the
18 40-year inspection, because the difference
19 between 10 years and 30 years --

20 MS. GOIZUETA: I will make a note to add
21 that to my presentation.

22 MR. LAGE: Yeah, for me to take a decision
23 on what penalty, what time to repair, that's
24 very important to know.

25 MS. GOIZUETA: And I also want to make a

1 clarification, there were some cases which
2 provided the reports and there was either
3 electrical or building problems, and they've
4 been notified, and you still need to -- because
5 the Code gives them 150 days to correct and
6 it's -- we can render an extension of 150 days
7 to correct those problems, and we have, and
8 that time has expired.

9 So we've posted the properties for 2013 and
10 2014, so it's not only mail -- we registered
11 mail, we sent regular mail, but we also posted
12 the properties for 2013 and '14.

13 MR. DIAZ: I think that's a consideration
14 that we need to see case by case, because if
15 you have from the record research that he has
16 been given 150 or whatever days and he has done
17 nothing, I think this Board, and me,
18 personally, will look at it in a different way
19 than if they have done 60 percent of the
20 corrections and for any reason they had a bump.

21 MR. LAGE: The other thing I want to bring
22 up, if possible, do these buildings need to be
23 fire inspected or fire alarm inspected?

24 MR. LOPEZ: Not for the 40-year --

25 MR. LAGE: No, a regular inspection.

1 MR. LOPEZ: The Fire Department does
2 inspections on a yearly basis.

3 MR. LAGE: That's needed information, too,
4 because, you know, at least the life safety is
5 there, that the Fire Department went there and
6 they didn't find anything, you know, that way
7 we can get educated of what is going on in the
8 building.

9 If they do a yearly inspection, the Fire
10 Department, and they pass that, because at the
11 end of the day, if they're complying with fire,
12 but they didn't comply with a 40-year or
13 10-year, but I would like to know if they
14 passed the fire, because if they don't have a
15 fire or a 40-year, we're in big trouble.

16 MS. GOIZUETA: Excellent. I'll add that to
17 my presentation.

18 MR. LISTA: If we have 70 cases, we can do
19 more than five. We can do a lot of cases in
20 one day. Many of them are simple.

21 MR. DIAZ: I think we should have the first
22 meeting with five, and see. Depends on the
23 time that we get, we should, for the next
24 meeting, bring seven and continue increasing
25 the number of cases.

1 MR. LISTA: Can we start with a little more
2 than five? It seems so little.

3 MR. DIAZ: Can we start with seven or
4 eight. Normally if you come at two o'clock,
5 me, personally, I leave the rest of my
6 afternoon off. Depends on where the attorneys
7 are, if they have the time to spend more time
8 here.

9 MS. GOIZUETA: We'll see what we can do,
10 because we have to notify all of the
11 lienholders.

12 MR. DIAZ: Manny, one of the questions
13 that's a concern, because I have seen a couple
14 of fires, if the building is an old building
15 and it doesn't have the fire separation in the
16 attic, one unit from the other one, there are a
17 lot of fires that are going through the attic
18 from one apartment to the other. Do you
19 require that to be done, when it wasn't
20 required when it was built?

21 MR. LOPEZ: No. If it wasn't required when
22 it was built, we can't do it.

23 MR. LISTA: I think, with fire, it's a
24 different story. You might need to have the
25 fire people here. Fire is a different story.

1 MR. DIAZ: There is a concern, and I have
2 seen lately about three or four -- most of the
3 townhouses --

4 MR. LAGE: Well, that was my point. Like
5 if fire goes and they don't have exit signs,
6 they don't have fire alarms --

7 MR. DIAZ: They don't have smoke detectors.

8 MR. LAGE: Yeah, whatever the Fire
9 Department requires every year, for me, I need
10 to know that, because sometimes people
11 disconnect the smoke alarms.

12 Just the Fire Department report, that would
13 help a lot.

14 MR. DIAZ: Okay.

15 MR. LAGE: That would help, that they've
16 been there and complied as far as the Fire
17 Department, because of the electrical, all of
18 the old wires, and now they don't have smoke
19 detectors or fire alarms, I mean, that's a big
20 issue. I'm concerned with that.

21 MR. LISTA: So we're going to need a lot of
22 advice from the Fire Inspector here, because I
23 personally am not very familiar with fire. I
24 am in a way, in a general way, but not in
25 specifics. So we're going to need some help

1 there.

2 MR. DIAZ: The 40-year inspection requires
3 a fire inspection? It's a requirement?

4 MR. LOPEZ: It's a structural inspection.

5 MR. DIAZ: It's not a fire --

6 MR. LOPEZ: Structural and electrical.

7 MR. LAGE: So that will be one of my
8 questions, that I would ask the customer, would
9 be, have you had a fire -- if we get it from
10 you, it would be great, but did you have last
11 year your fire inspection and you passed?

12 MR. DIAZ: I don't think -- if they don't
13 have a sprinkler system, if they don't have a
14 fire alarm, but I don't think if they have a
15 fire system, they are required to have a fire
16 inspection.

17 MR. LAGE: No, if it's more than how many
18 units --

19 MR. LOPEZ: I think they go to every
20 apartment building and every office building in
21 the City once a year.

22 MR. LAGE: Okay.

23 MR. DIAZ: I think the first thing we
24 should do is, what is the regulation of the
25 Fire Department, how many units is the minimum

1 that they have to go, how many square feet.

2 MR. LAGE: I think, if we have a report or
3 clearance already, that's all we need.

4 MR. DIAZ: But I don't think you're going
5 to have it, because the 40-year inspection
6 doesn't --

7 MR. LAGE: I understand, but the City does
8 it every year. The City inspects every
9 commercial property every single year.

10 MR. DIAZ: Every commercial property or
11 certain --

12 MR. LOPEZ: Every one of them.

13 MS. GOIZUETA: What I will do is, I will
14 forward an invite to the Fire Marshal for the
15 next meeting and then that way he could
16 probably clarify all of your questions.

17 MR. DIAZ: That would be great, if the Fire
18 Marshal could be here one meeting, and then we
19 could ask him our questions and our concerns in
20 regard to fire.

21 MR. LISTA: As far as I know, with the
22 40-year certifications, we're concerned with
23 the structural and the electrical well-being of
24 the building and it does not involve fire.

25 Fire is probably doing their thing

1 separately.

2 MR. DIAZ: Mr. Lopez says the Fire
3 Department does an inspection every year on the
4 buildings, there would probably be a report
5 from the City of when the inspection was done.

6 MR. LAGE: If I have a case in front of me
7 and they don't have a 40-year and we're going
8 to give them three months, and they failed the
9 fire inspection, that's a problem. Now there
10 could be a fire tomorrow and we gave them three
11 months, and people get hurt, if they don't have
12 a fire passed.

13 MR. DIAZ: We should know based on Fire, if
14 they inspect every building or not, to make
15 sure the building is safe.

16 MR. LAGE: You know, I can't let it go for
17 three months -- you know, I want to make sure
18 that Fire says it's okay, that they're not
19 missing exit signs, a fire alarm, the basic
20 stuff, for them to stay there for three more
21 months until they repair the problem.

22 If they don't have it done for the past 40
23 years --

24 MR. DIAZ: The other thing, in that case,
25 we can give them a certain amount of time,

1 based on the fire inspection and they do a
2 report --

3 MR. LAGE: It's a life safety issue.

4 MR. DIAZ: -- and then our extension will
5 click. If it doesn't pass, our extension
6 doesn't go through.

7 MR. LAGE: I mean, I don't see myself, if
8 Fire says, "No, wait, this building is unsafe.
9 There's no exit signs or smoke detectors or
10 nothing."

11 I can't say, "Okay."

12 You're done. You can't live there.

13 So that's the guidance that we ask, if you
14 can help us on that.

15 MR. LOPEZ: Okay.

16 MS. DALEY: Are we going to tackle these
17 cases from the oldest to the newest or from the
18 most severe cases?

19 MS. GOIZUETA: I think it's best that we go
20 from the oldest to the newest.

21 MS. DALEY: Okay.

22 MR. DIAZ: The oldest are supposedly the
23 more dangerous ones.

24 MR. LISTA: Makes sense.

25 MR. DIAZ: Anything else that we need to

1 do?

2 MS. GOIZUETA: No, I don't have anything
3 for the Board at this time.

4 MR. DIAZ: Okay. Do you have anything
5 else?

6 Okay. Motion to adjourn.

7 MR. LAGE: I'll second that.

8 MR. DIAZ: Everyone say, aye.

9 MS. DALEY: Aye.

10 MR. LISTA: Aye.

11 MR. LAGE: Aye.

12 MR. DIAZ: Aye. Motion passes. It was a
13 short meeting.

14 (Thereupon, the meeting was concluded at
15 2:40 p.m.)

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C E R T I F I C A T E

STATE OF FLORIDA:

SS.

COUNTY OF MIAMI-DADE:

I, NIEVES SANCHEZ, Court Reporter, and a Notary Public for the State of Florida at Large, do hereby certify that I was authorized to and did stenographically report the foregoing proceedings and that the transcript is a true and complete record of my stenographic notes.

DATED this 17th day of August, 2015.



NIEVES SANCHEZ