

*Development
Services*

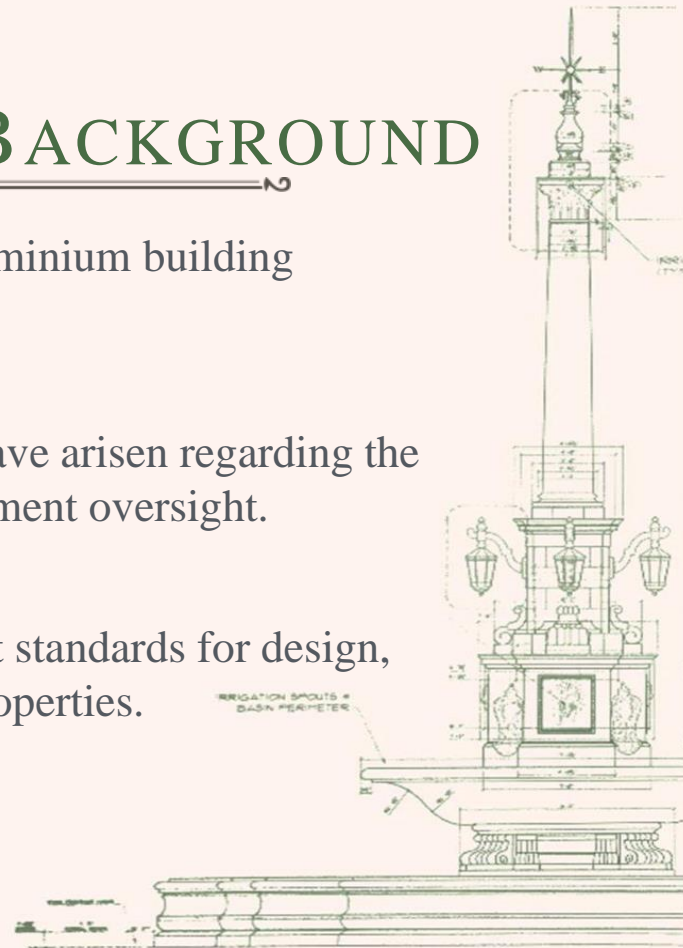
40/50 YEAR
RECERTIFICATION

**CORAL
GABLES**[®]
THE CITY BEAUTIFUL



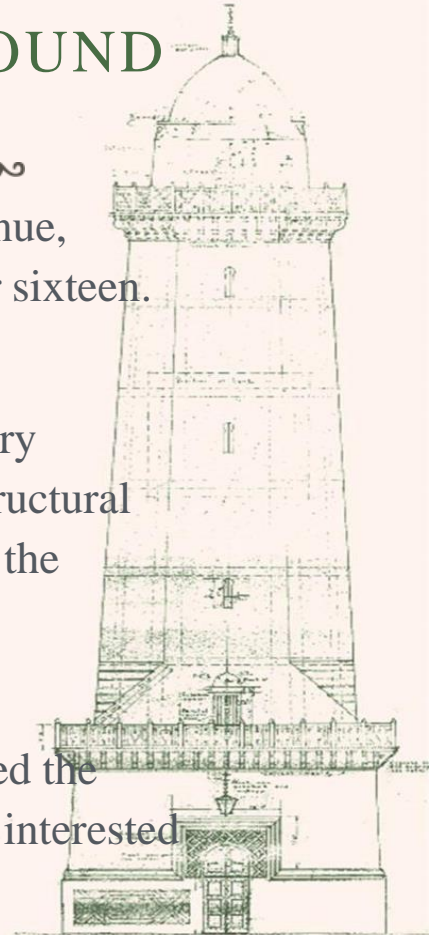
RECERTIFICATION BACKGROUND

- On June 24, 2021, a Surfside, Florida Condominium building collapsed at approximately 1:30 a.m.
- As a result of this tragedy, many questions have arisen regarding the recertification process and municipal government oversight.
- The City of Coral Gables requires the highest standards for design, review, construction, and inspection of all properties.



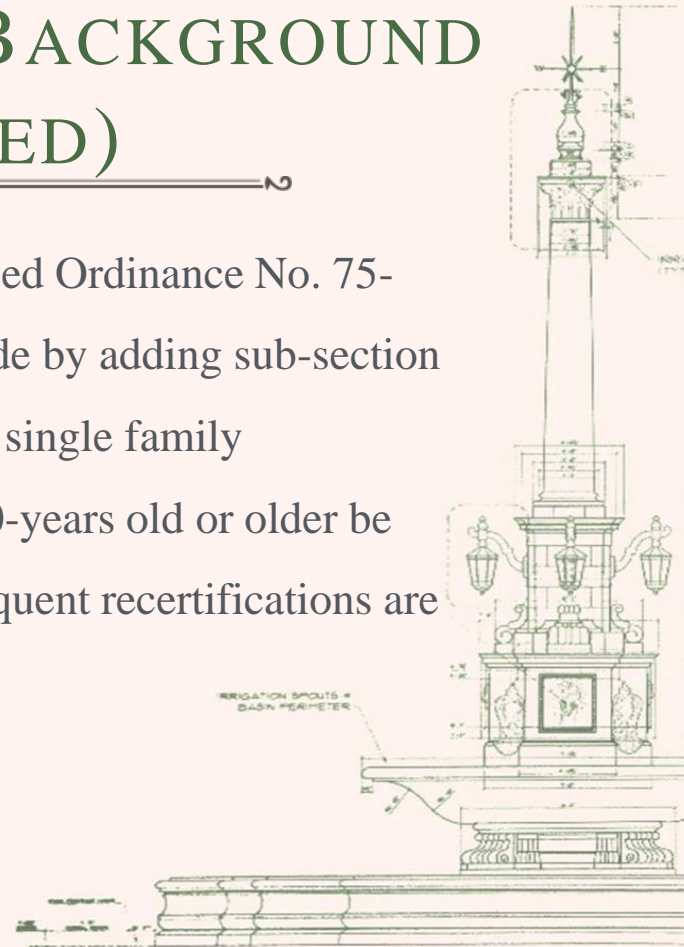
RECERTIFICATION BACKGROUND (CONTINUED)

- On August 5, 1974, a building located at 1201 NE 2nd Avenue, Miami, collapsed killing seven persons and injuring another sixteen.
- Mr. Schwartz publicly proposed a new requirement that every building more than 25-years old be required to undergo a structural inspection, to include structural testing, in order to recertify the building's Certificate of Occupancy.
- The Miami-Dade Board of Commissioners (BCC) considered the proposal on March 18, 1975 and deferred adoption to allow interested parties to provide input on the proposed legislation.



RECERTIFICATION BACKGROUND (CONTINUED)

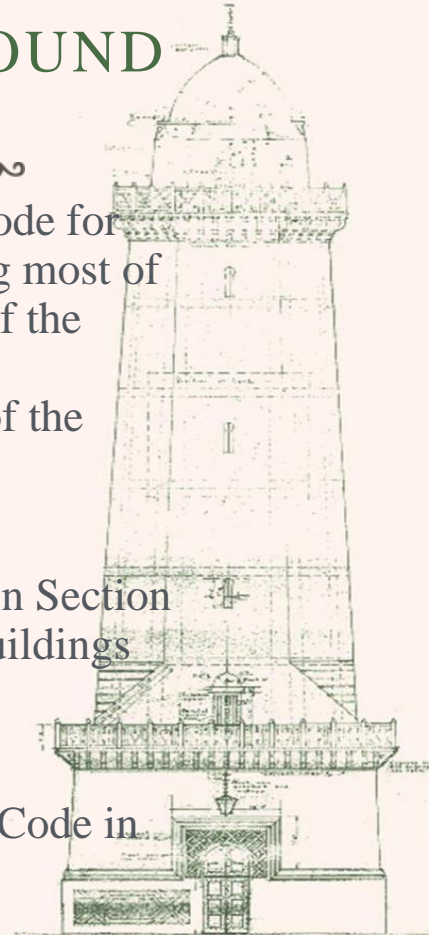
- On May 21, 1975, the BCC adopted and passed Ordinance No. 75-34, amending the South Florida Building Code by adding sub-section 104.9 and requiring that all buildings, except single family residences, duplexes and minor structures, 40-years old or older be recertified as to their structural safety. Subsequent recertifications are required at 10 year intervals.



RECERTIFICATION BACKGROUND

CONTINUED

- In 2000, the State of Florida adopted a Uniform Building Code for the state, known as the Florida Building Code, incorporating most of the South Florida Building Code. However, Section 104.9 of the South Florida Building Code (the 40/50-year recertification requirement) was not adopted as a mandatory requirement of the state's code.
- The Miami-Dade County requirement is currently codified in Section 8-11 Existing Buildings, subsection (f) Recertification of buildings and components, of the Code of Miami-Dade County.
- Broward County incorporated these requirements into their Code in 2006.



CURRENT RECERTIFICATION PROCESS

- Coral Gables maintains a list, received from the Property Appraiser's office, with the year built for all structures in the City.
- The City's Building Department reviews the list and notifies property owners, as required by County Ordinance, that they need to recertify their properties.
- Properties not responding within the Ordinance deadlines, are forwarded to the Construction Regulation Board for further enforcement.



RECERTIFICATION PROCESS

LIST EXAMPLE:

AutoSave On Copy of MIAMI-DADE COUNTY... - Last Modified: June 28 Search Cabrera, Suramy

File Home Insert Draw Page Layout Formulas Data Review View Help Laserfiche Acrobat

B5 FOLIO

1 The Miami-Dade County Property Appraiser - Building Extract File - Data as of 03/28/2016

2 The data herein was produced from the Miami-Dade Office of the Property Appraiser's system of record. The data contained in this file is based on the best information the Property Appraiser had at the

3 The Office either by omission and any liability produced by its use.

4

MUNIC	FOLIO	SUBDIV	CONDO	ADDRESS	BLDG	YR BUILT	SQ FT	40 Years	50 Years	60 Years	70 Years	80 Years	90 Years	100 Years	110 Years
	3 03-4104-038-0020	4104-038	N	106 PONCE DE LEON BLVD	1	1906	100,675	1946	1956	1966	1976	1986	1996	2006	201
	3 03-4104-038-0060	4104-038	N	133 PONCE DE LEON BLVD	1	1919	9,063	1959	1969	1979	1989	1999	2009	2019	202
	3 03-4104-038-0060	4104-038	N	133 PONCE DE LEON BLVD	1	1920	1,037	1960	1970	1980	1990	2000	2010	2020	203
	3 03-4104-038-0060	4104-038	N	133 PONCE DE LEON BLVD	1	1920	4,906	1960	1970	1980	1990	2000	2010	2020	203
	3 03-4104-038-0060	4104-038	N	133 PONCE DE LEON BLVD	1	1921	471	1961	1971	1981	1991	2001	2011	2021	203
	3 03-4105-050-0040	4105-050	N	3632 W FLAGLER ST	1	1922	45	1962	1972	1982	1992	2002	2012	2022	203
	3 03-4105-050-0040	4105-050	N	3632 W FLAGLER ST	1	1922	6,949	1962	1972	1982	1992	2002	2012	2022	203
	3 03-4105-050-1150	4105-050	N	770 PONCE DE LEON BLVD	1	1922	60,939	1962	1972	1982	1992	2002	2012	2022	203
	3 03-4105-050-1200	4105-050	N	444 PONCE DE LEON BLVD	1	1923	7,036	1963	1973	1983	1993	2003	2013	2023	203
	3 03-4105-050-1240	4105-050	N	119 CIBAO CT	1	1923	5,032	1963	1973	1983	1993	2003	2013	2023	203
	3 03-4105-050-1860	4105-050	N	760 PONCE DE LEON BLVD	1	1923	1,479	1963	1973	1983	1993	2003	2013	2023	203
	3 03-4105-050-1860	4105-050	N	760 PONCE DE LEON BLVD	1	1923	2,137	1963	1973	1983	1993	2003	2013	2023	203
	3 03-4105-050-1860	4105-050	N	760 PONCE DE LEON BLVD	1	1923	4,784	1963	1973	1983	1993	2003	2013	2023	203
	3 03-4105-050-1860	4105-050	N	760 PONCE DE LEON BLVD	1	1924	1,022	1964	1974	1984	1994	2004	2014	2024	203
	3 03-4105-050-1860	4105-050	N	760 PONCE DE LEON BLVD	2	1924	1,350	1964	1974	1984	1994	2004	2014	2024	203
	3 03-4105-050-1860	4105-050	N	760 PONCE DE LEON BLVD	2	1924	6,473	1964	1974	1984	1994	2004	2014	2024	203
	3 03-4105-050-2420	4105-050	N	29 OVIEDO AVE	1	1924	3,102	1964	1974	1984	1994	2004	2014	2024	203
	3 03-4105-050-2520	4105-050	N	3805 SW 8 ST	1	1924	16,801	1964	1974	1984	1994	2004	2014	2024	203
	3 03-4105-050-2690	4105-050	N	38 OVIEDO AVE	1	1924	4,903	1964	1974	1984	1994	2004	2014	2024	203
	3 03-4105-050-2780	4105-050	N	16 OVIEDO AVE	1	1924	3,016	1964	1974	1984	1994	2004	2014	2024	203
	3 03-4105-050-2820	4105-050	N	3709 SW 8 ST	1	1924	1,151	1964	1974	1984	1994	2004	2014	2024	203

Commercial Building Extract

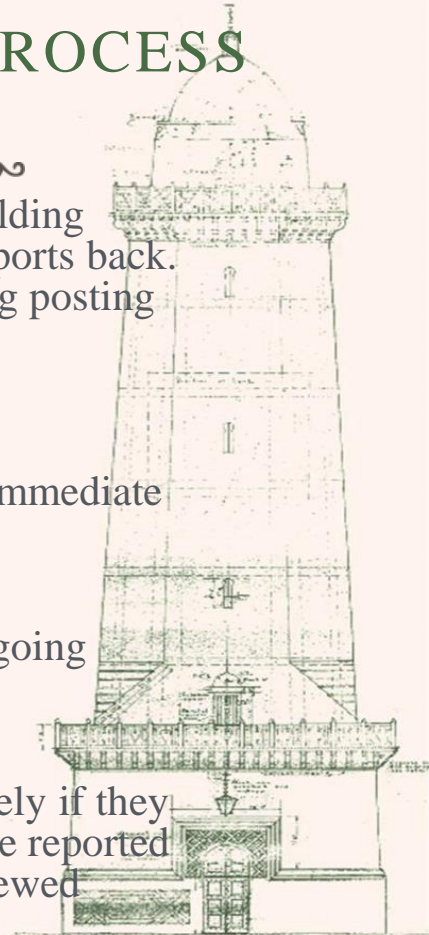
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CURRENT RECERTIFICATION PROCESS

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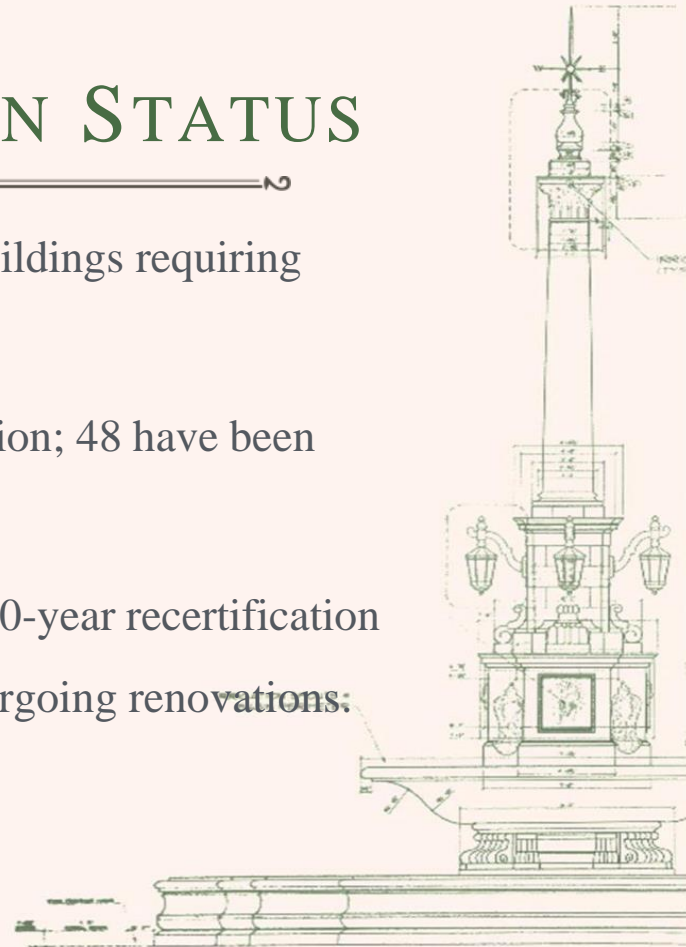
- When tips are received regarding possible issues, the Chief Building Inspector visits the site and performs a visual inspection and reports back. Depending on the findings, appropriate action is taken-including posting the building as “unsafe”, if necessary.
- If a building for which a report has been submitted, is pending recertification, the report is reviewed to verify that it poses no immediate risk or life safety concern with continued occupancy.
- It is crucial that all structures are properly maintained on an ongoing basis.
- Residents and tenants are encouraged to alert the city immediately if they believe a building poses a danger and is unsafe. Issues should be reported to DevelopmentServices@coralgables.com; emails will be reviewed within 24-hours or next business day.



RECERTIFICATION STATUS



- Notices were sent on February 8, 2021 for buildings requiring certification in 2021.
- In 2021, 83 buildings were up for recertification; 48 have been recertified and 35 are pending.
- All City owned buildings have had their 40/50-year recertification inspection, some have undergone or are undergoing renovations:

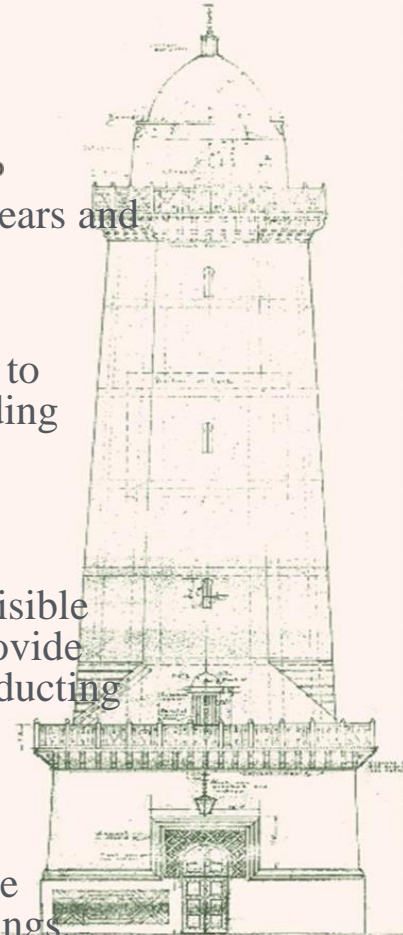


PENDING STRUCTURES FROM PREVIOUS YEARS:

Year	Recertified	Pending
2013	87	0
2014	109	1
2015	158	1
2016	165	0
2017	110	1
2018	89	2
2019	106	2
2020	89	7

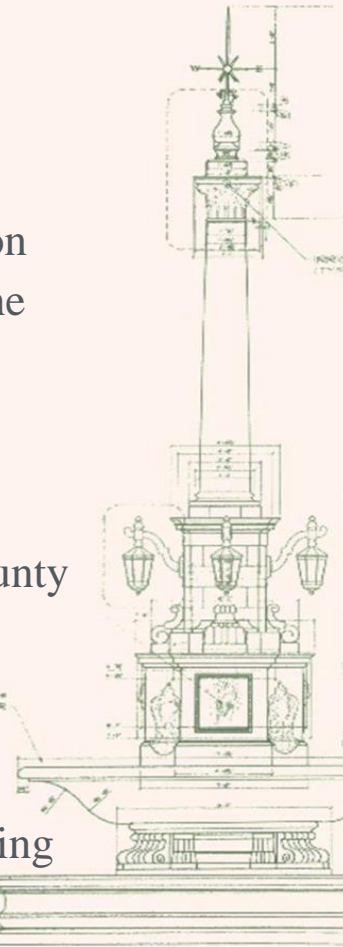
RECERTIFICATION RECOMMENDATIONS

- Recertifications should begin at 30-years versus the current 40-years and continue every 10-years.
- Buildings due for recertification should be alerted one year prior to provide sufficient time for inspections to take place and for building management to allocate resources should repairs be necessary.
- When a building is found in need of repairs, the notice to the Association/owner should be posted in the building in a highly visible public area to promote full transparency. These letters should provide residents and guests with the contact of the person/company conducting the inspection so that questions and concerns can be addressed accordingly.
- Qualifications of those authorized to recertify buildings should be strengthened to require a Structural Engineer for threshold buildings.



MAINTAINING A STRONG BUILDING CODE

- The City of Coral Gables prides itself on its rigorous construction review and inspection process. We have remained steadfast in the need for Certification of Structural Plan Examiners.
- In 2020, the city spoke on-the-record in opposition to proposed changes to Articles I and II of Chapter 8 of the Miami-Dade County Code. Most specifically, this proposal was an amendment to the requirements for Certification of Structural Plans Examiners.
- The City of Coral Gables will continue to advocate for maintaining and raising the standards of construction at the County level.





Thank You

