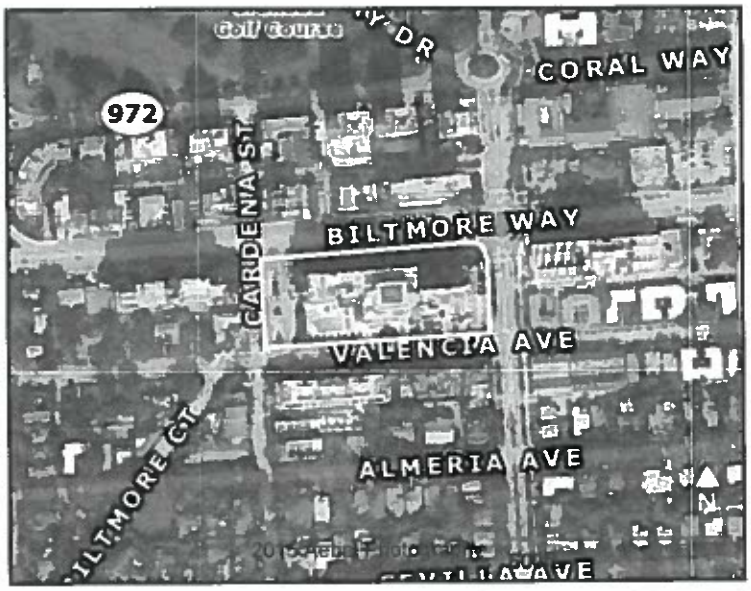
OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 12/17/2015

Property Information	
Folio:	03-4117-025-0001
Property Address:	
Owner	REFERENCE ONLY
Mailing Address	
Primary Zone	5000 HOTELS & MOTELS - GENERAL
Primary Land Use	0000 REFERENCE FOLIO
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	0 Sq.Ft
Year Built	0



Assessment Information			
Year	2015	2014	2013
Land Value	$0	$0	$0
Building Value	$0	$0	$0
XF Value	$0	$0	$0
Market Value	$0	$0	$0
Assessed Value	$0	$0	$0

Taxable Value Information	2015	2014	2013
County			
Exemption Value	$0	$0	$0
Taxable Value	$0	$0	$0
School Board			
Exemption Value	$0	$0	$0
Taxable Value	$0	$0	$0
City			
Exemption Value	$0	$0	$0
Taxable Value	$0	$0	$0
Regional			
Exemption Value	$0	$0	$0
Taxable Value	$0	$0	$0

Benefits Information				
Benefit	Type	2015	2014	2013

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

Short Legal Description

BILTMORE II CONDO
CORAL GABLES BILTMORE SEC
PB 20-28
ALL BLK 8
F/A/U 034117 08 1550

Version

CITY'S EXHIBIT 1

600 Biltmore Way

Deadline EXTENSION
6 months
Dec 9, 2015

The City of Coral Gables

Development Services Department
City Hall 405 Biltmore Way
Coral Gables, Florida 33134

June 2, 2015

BILTMORE II CONDO ASSOCIATION
600 BILTMORE WAY
CORAL GABLES, FL 33134-7197

FINAL NOTICE

VIA CERTIFIED MAIL
91 7108 2133 3932 7095 9677

Re: Building Recertification
600 BILTMORE WAY
Folio # 03-4117-025-0001

Dear Property Owner:

In a certified letter dated 3/1/2013, this Department notified you the property referenced above requires a 40-year building recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(f). The letter informed you it was necessary to furnish this Department a report prepared by a licensed architect or engineer within 90-days specifying the building meets the requirements for building recertification provided under the Minimum Inspection Procedural Guidelines for Building Recertification.

Please be advised that as of 6/1/2015 the report will be overdue and this building will be deemed to be in NON-COMPLIANCE. This may result in the revocation of the Certificate of Occupancy, as well as, being subject to other penalties as provided in the Code.

Failure to contact us before 7/6/2015, will result in our forwarding this building information to the Miami-Dade County Unsafe Structures Board for further determination.

Please govern yourself accordingly.

Sincerely,

Manuel Z. Lopez

Manuel Z. Lopez, P.E.
Building Official

CITY'S
EXHIBIT 2

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

BILTMORE II CONDO ASSOCIATION

600 BILTMORE WAY

CORAL GABLES, FL 33134-7197

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by (Printed Name) H. KRAUSE

C. Date of Delivery 6-6-15

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Certified Mail® ☐ Priority Mail Express™
☐ Registered ☒ Return Receipt for Merchandise
☐ Insured Mail ☐ Collect on Delivery

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

2. Article Number *(Transfer from service label)* 91 7108 2133 3932 7095 96

PS Form 3811, July 2013 Domestic Return Receipt

BILTMORE II CONDOMINIUM BUILDING

FORTY-YEAR INSPECTION

Biltmore II Condominium Building
600 Biltmore Way
Coral Gables, FL 33134

Project No. 06-269-L

Prepared by:

Pistorino & Alam Consulting Engineers, Inc.
7171 SW 62nd Avenue, 4th Floor
Miami, FL 33143
Phone: (305) 669-2700
Fax: (305) 669-2165

May 28th, 2013

CITY'S
EXHIBIT 3

Biltmore II Condominium Building
Forty-Year Inspection Report

INSPECTION REPORT
May 28th, 2013

1.0 – General

The Biltmore II is a forty-year-old condominium complex located on Coral Gables. The residential tower consists of thirteen-stories. The swimming pool is located on the South side of the property. On-site parking is provided on two levels of parking area on the East and West sides of the property on grade, and parking on the entire footprint on the basement.

The building's Condominium Association has been pro-active in maintaining the property. The Association retained the firm of *Pistorino & Alam Consulting Engineers, Inc.* to survey the condition of the property in preparation for the forty-year re-certification. The building has not yet received notice from Dade County for the re-certification. The report herein addresses Structural and Electrical components only. This report is divided into two sections, first section addressed the Structural building components followed by the Electrical section.

2.0 – Structural Framing Systems

Structure has been designed as a skeleton frame. The building is a reinforced concrete flat post-tension slab structure supported on concrete columns. The exterior walls are non-load-bearing, eight-inch concrete block infill masonry, finished with painted stucco. The lateral system consists of reinforced concrete shear walls. The foundation is pile-supported.

The Skylight Roof is framed with steel bar joists on steel beams on concrete columns. The roof deck is a 3 inch light weight concrete topping on 28 gauge metal deck as per existing drawings provided to P&A for reference.

3.0 – Drawings

Structural and Electrical drawings were available for reference, provided by the Condominium Management.

4.0 – Evaluation Criteria

The purpose of this study is to determine the condition of the property's structures for re-certification and provide recommendations for any necessary repairs. Field visits to observe existing conditions were initiated in October 2012 and were performed by the following *P&A* representatives:

Pedro A. Martinez, Project Manager
Carlos A. Tijerino, Staff Engineer
Vincent Sancho, PE - Electrical Engineer

During the inspection, concrete was sounded for delamination, indication of corrosion and other signs of deterioration. No destructive testing was conducted. All common areas were inspected. The structure was inspected at the interior of the Mechanical and Electrical rooms, penthouses and stair cores. Six Units – 219, 407, 416, 619, 1203 and PH – were inspected for balcony inspections.

5.0 – Field Observations- Structural Components

The following observations were made during our field visits. Please refer to the Appendix for photographic documentation:

1. The building structure is generally in good condition.
2. The interior walls of balconies are in good condition overall. Minor cracking was observed on interior balcony wall and building wall (photo #1, photo #2 and photo #3) location.
3. The balcony slabs are in fair condition. Spalled concrete with corroded reinforcing steel was noted on the balcony ceilings of Units 219 and 416 (photo #4 and photo #5).
4. Minor stucco cracking at balcony railing connection to block wall of Unit 407 (photo #6).
5. We observed stucco cracking along balcony's edge of Unit 407 (photo #7) and connection between block wall and building column of Unit 219 (photo #8).
6. The roof edges of the Generator Room (photo #9) and East Elevator Machine Room (photo #10) at Roof Area have fine horizontal cracks which exhibit signs of water infiltration.
7. The interior block wall at the east side of the Elevator Machine Room at the Roof Area was observed with step cracking (photo #11).
8. The roof edge of the Penthouse exterior wall (photo #12) was noted with fine horizontal cracks which exhibit signs of water infiltration.
9. The interior block wall at the West Elevator Machine Room is not mortared properly at patched area (photo #13).
10. Hair Line cracking across column drop panel next to Parking Space No. 267 (photo #14 and photo #15).
11. Unsealed wall pipe penetration at fire rated separation (2hr Fire rate assembly) (photo #16).
12. Hair line cracking on slab and beam was noted next to Parking Space No. 210 (photo #17 and photo #18).
13. Hair line cracking across column drop panel between Parking Space No. 248 & 249 (photo #19).
14. Hair Line cracking at column drop panel corner between Parking Space No. 245 & 246 (photo #20).

15. Trench drain drop ceiling opening over flows at opening between Parking Spaces No. 314 & 327 (photo #21 and photo #22).
16. Surface cracking and water intrusion was noted at underside of ramp on front of Parking Space No. 61 (photo #23).
17. Trench drain drop ceiling opening over flows at opening between Parking Space No. 52 & 61 (photo #24 and photo #25).
18. The East end of the Parking Garage wall exhibits hair line cracking next to Parking Space No. 51 (photo #26).
19. Unsealed wall pipe penetration at fire rated separation (2hr Fire rate assembly) above Fire Pump Room door (photo #27).
20. Hair Line Cracking on Overhang at West side (photo #28).
21. Hair Line Cracking and staining on balcony edge at Third level on north side (photo #29).
22. Blistering and underside cracking was observed at Overhang (photo #30).
23. Cracking at bottom of balcony wall was noted (photo #31).
24. Crack along tiled pedestrian ramp east of main entrance was observed (photo #32).
25. Delaminated stucco and cracking at bottom of fourth floor balcony wall on east (photo #33).
26. Surface cracks on building shear wall next to window shutter next to east stairs tower (photo #34).
27. Spider web cracking on exterior face at first balcony on East side (photo #35).
28. Ceiling panel separation at edge of South overhang (photo #36).
29. Stucco cracking on East side of building corner at Pool Deck Area (photo #37).

6.0 – Recommendations

Overall, the building structure is in good condition. There are some repairs required to obtain the forty-year structural recertification. These repairs are necessary to prevent a structural failure or life safety hazard before the next recertification in ten years:

Balcony Edges

Although the edges of the balcony slabs are typically in fair condition, some units exhibit cracking and concrete spalling at the slab edge and at the underside of slab above. This is an indication of moisture intrusion into the concrete, with subsequent corrosion of the reinforcing steel. If left unabated, the concrete at the edges of balconies will eventually spall off, creating a falling debris and life safety hazard for residents and pedestrians below. It's recommended that balcony edges be repaired where there are signs of cracking and concrete spalling. In addition, we also recommend that all balconies be surveyed to document similar conditions.

Balcony Block Walls

The walls of the balcony slabs are typically in good condition, the inspected residential units' exhibit cracking at balconies. This is an indication of moisture intrusion into the block wall, with subsequent delamination of stucco. If left unabated, the stucco at the balcony block wall will eventually spall off, creating a falling debris and life safety hazard for residents and pedestrians below. We recommend the balcony walls be repaired where there are sign of cracking and

delamination. In addition, we also recommend that all balcony block walls be surveyed to document similar conditions.

7.0 – Sufficiency

Please note that this report is limited to the evaluation of the selected areas described herein. Adequacy of the original design or in-place construction is beyond the Scope of our Work. This report should not be used as a repair Document, as substantial additional details and information must be furnished to the Contractor to perform adequate repairs.

Nothing in this report shall be construed directly or indirectly as a guarantee of any portion of the structure. To the best of our knowledge and ability, this report represents an accurate appraisal of the items reported herein, based upon careful evaluation of the observed conditions, to the extent reasonably possible.

Submitted by:
PISTORINO & ALAM CONSULTING ENGINEERS, INC.

Ashar S. Anwaar
Structural Engineer

For. Carlos Tijerino
Staff Engineer

APPENDIX

PHOTOGRAPHS

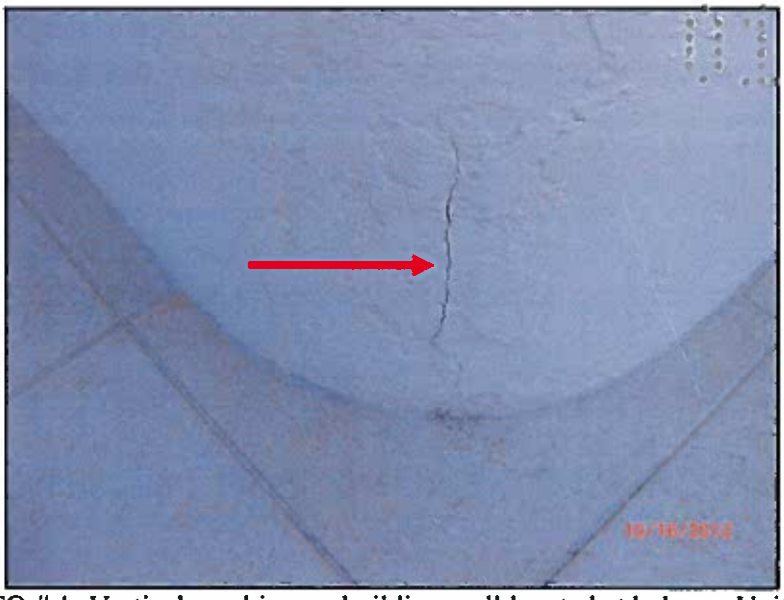


PHOTO # 1: Vertical cracking on building wall located at balcony Unit #219

PHOTO # 2: Horizontal cracking/delaminated stucco at balcony wall Unit #219

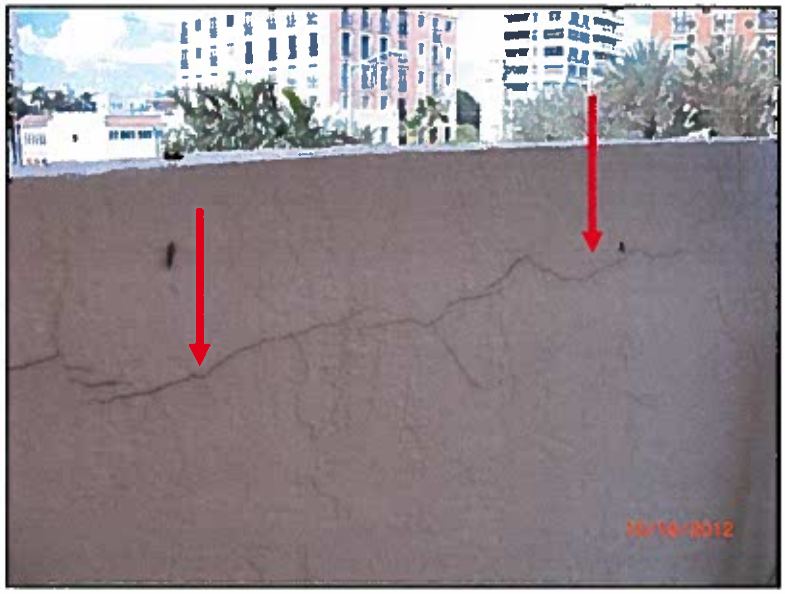


PHOTO # 3: Horizontal cracking on balcony block wall concrete cap at Unit #219

PHOTO # 4: Concrete spalling/exposed steel rebar at balcony ceiling at Unit #219

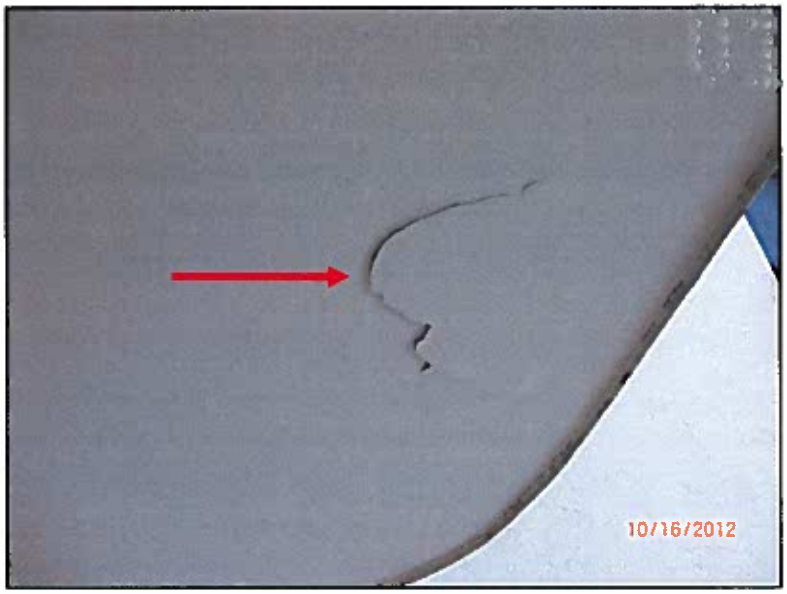


PHOTO # 5: Concrete spalling at balcony ceiling at Unit #416

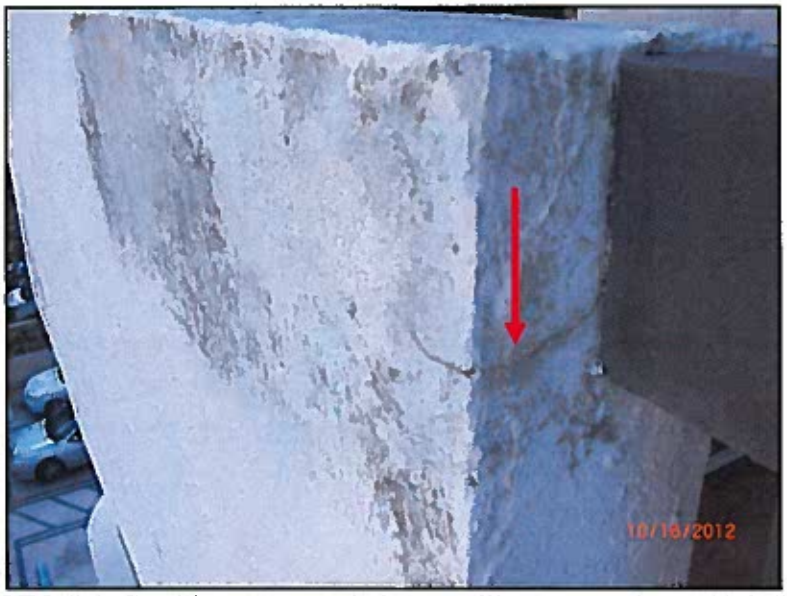


PHOTO # 6: Cracking stucco at balcony railing connection at Unit #407

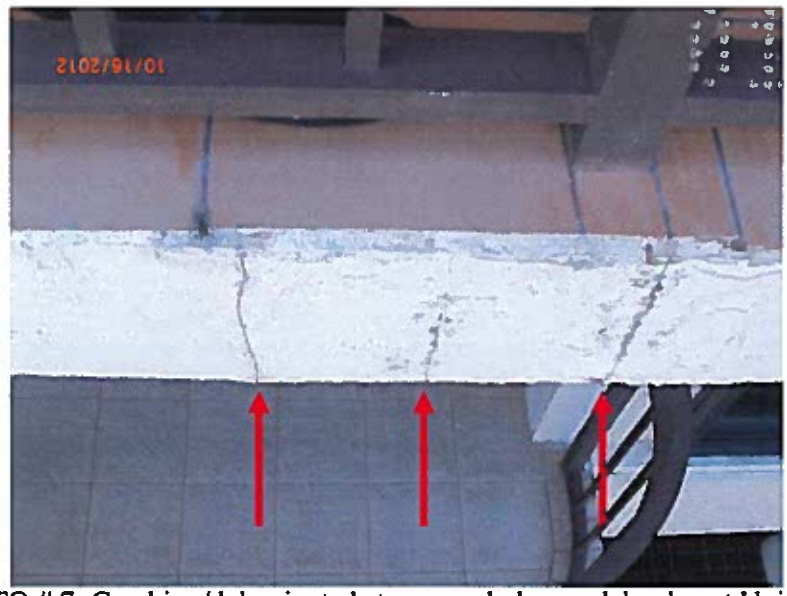


PHOTO # 7: Cracking/delaminated stucco on balcony slab edge at Unit #407

PHOTO # 8: Cracking at connection between balcony wall and bldg. column at Unit #219

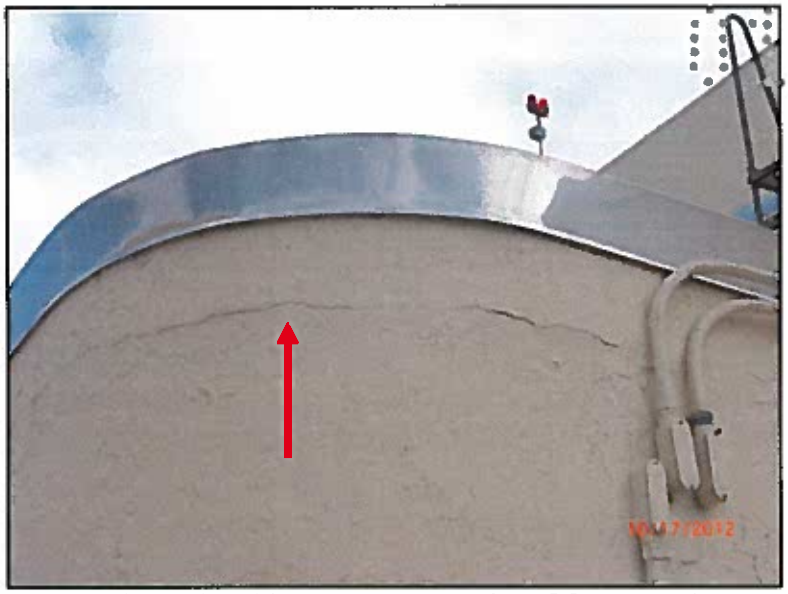


PHOTO # 9: Delaminated/cracking stucco at exterior of Generator Room at roof area

PHOTO # 10: Delaminated/cracking stucco at exterior of east Elevator Machine Room at Roof Area

PHOTO # 11: Step cracking at corners of east side Elevator Machine Room

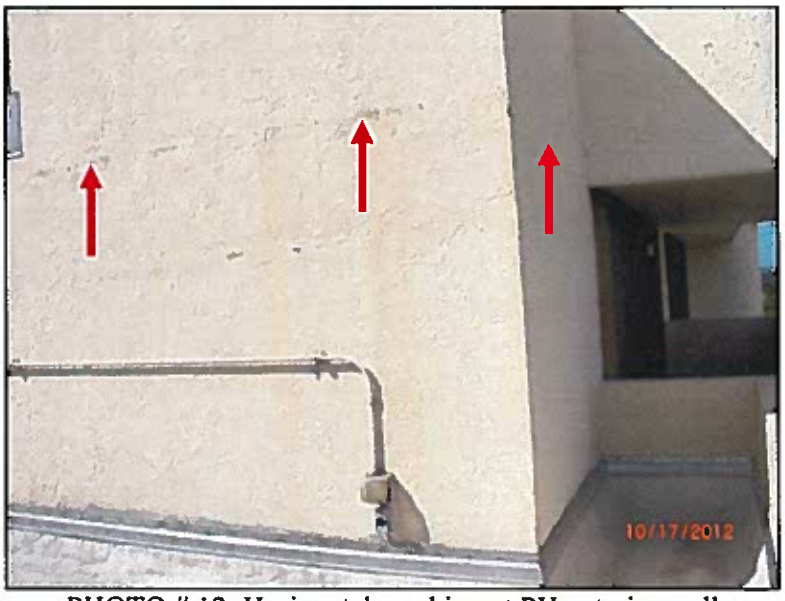


PHOTO # 12: Horizontal cracking at PH exterior wall

PHOTO # 13: Cracks on block wall at inside of West Elevator Machine Room

PHOTO # 14: slab cracking at column drop panel next to Parking Space No. 267

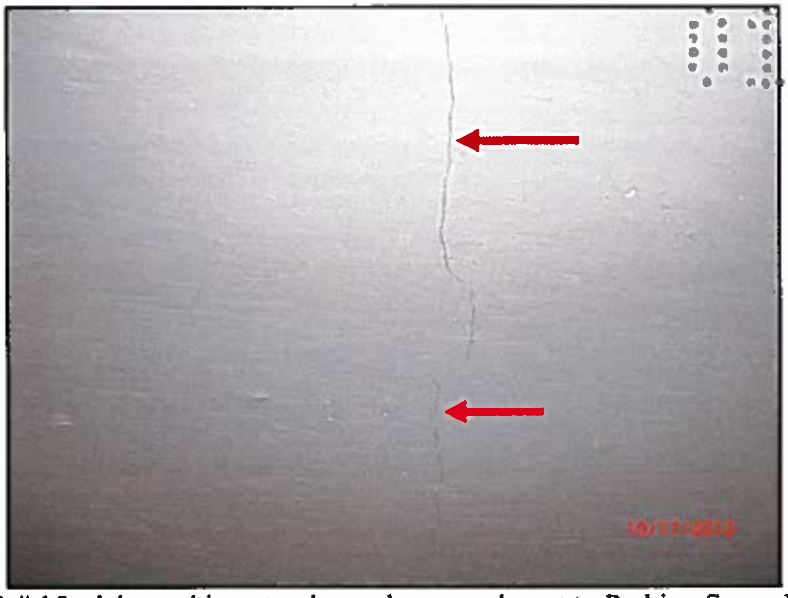


PHOTO # 15: slab cracking at column drop panel next to Parking Space No. 267

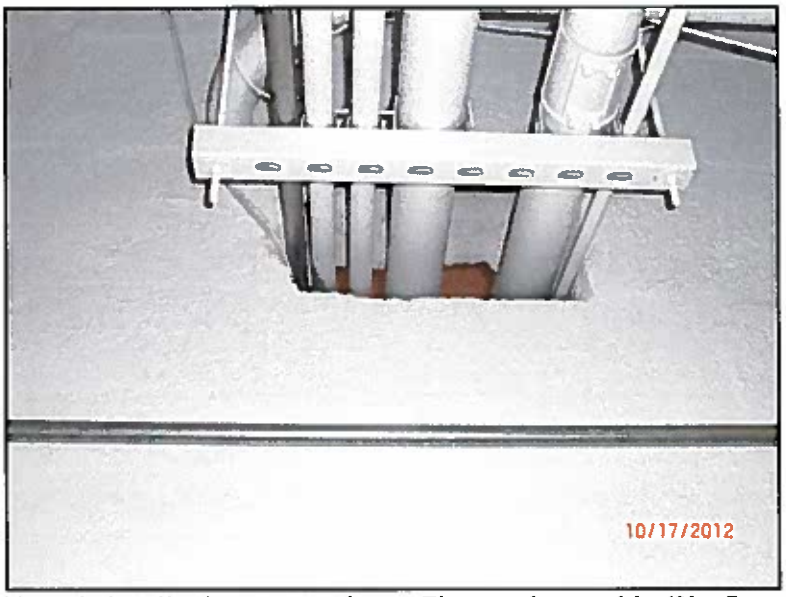


PHOTO # 16: Unsealed wall, pipe penetration at Fire rated assembly (2hr fire rated assembly) Paint Storage Room

PHOTO # 17: slab cracking and beam cracks next to Parking Space 210

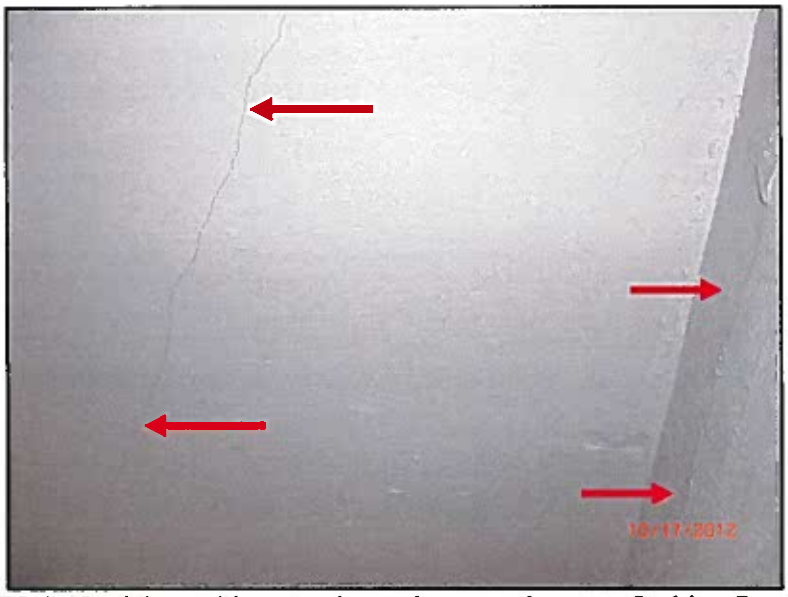


PHOTO # 18: slab cracking at column drop panel next to Parking Space 210

PHOTO # 19: slab cracking at column drop panel between Parking Spaces 248 & 249

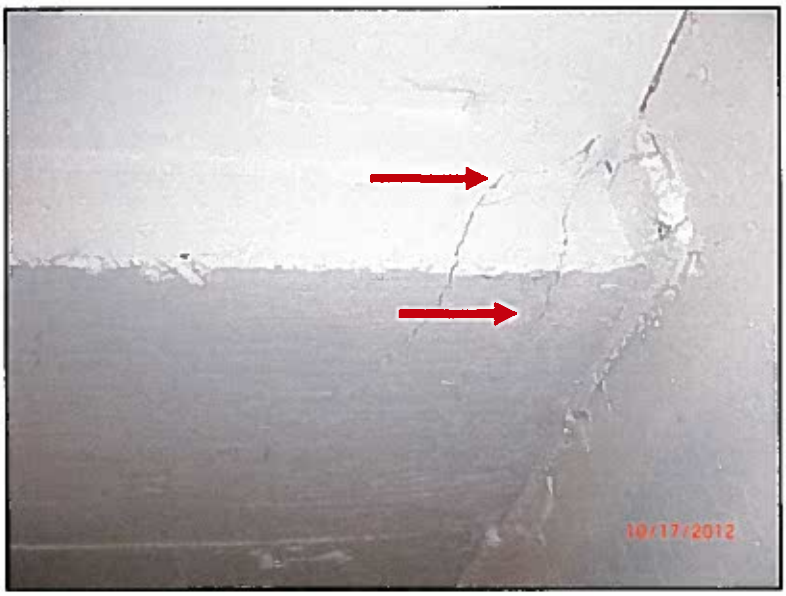


PHOTO # 20: slab cracking at column drop panel between Parking Spaces 245 & 246

PHOTO # 21: trench drain drop ceiling between Parking Spaces 314 & 327

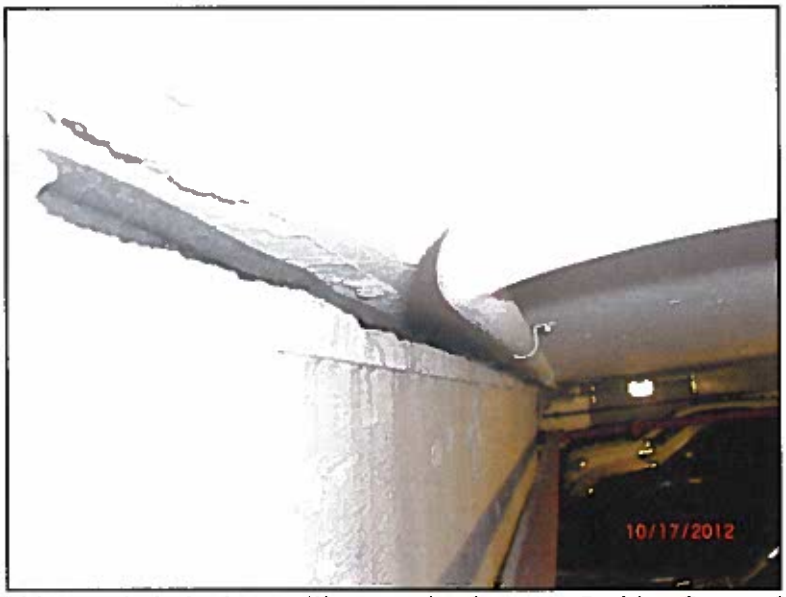


PHOTO # 22: trench drain drop ceiling opening between Parking Spaces 314 & 327

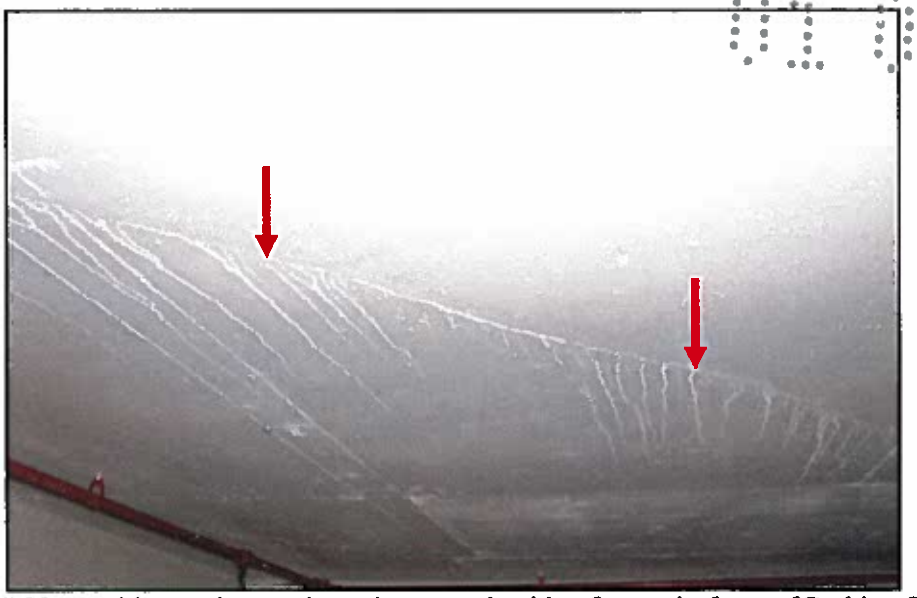


PHOTO # 23: cracking and water intrusion at underside of ramp in front of Parking Space 61

PHOTO # 24: trench drain drop ceiling between Parking Spaces 52 & 61

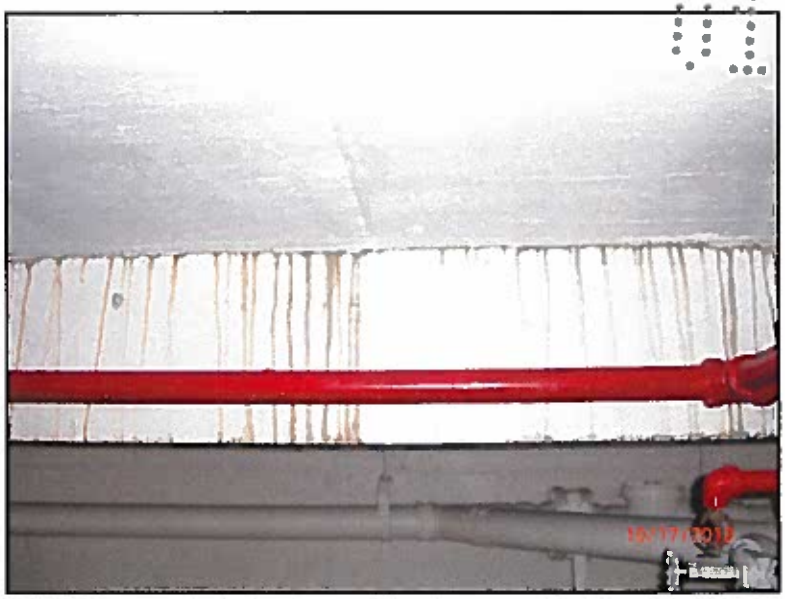


PHOTO # 25: trench drain drop ceiling between Parking Spaces 52 & 61

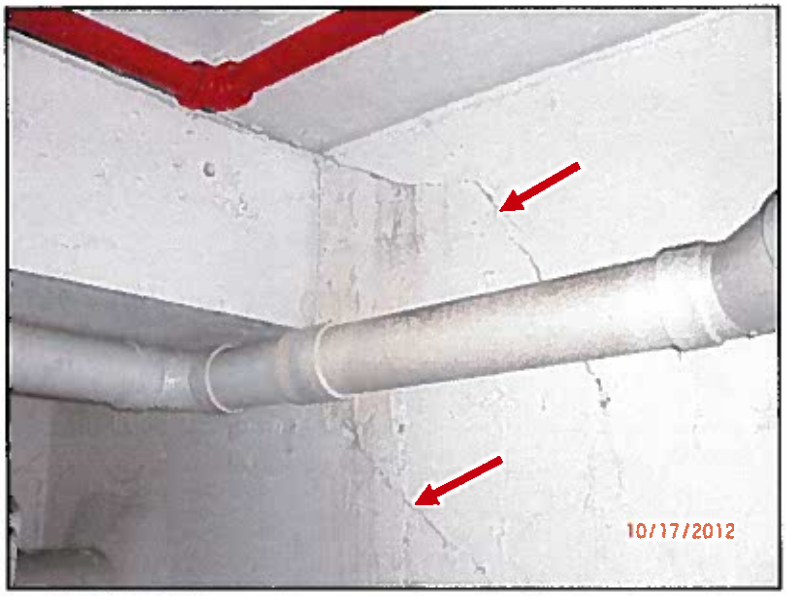


PHOTO # 26: cracking on wall next to Parking Space 51

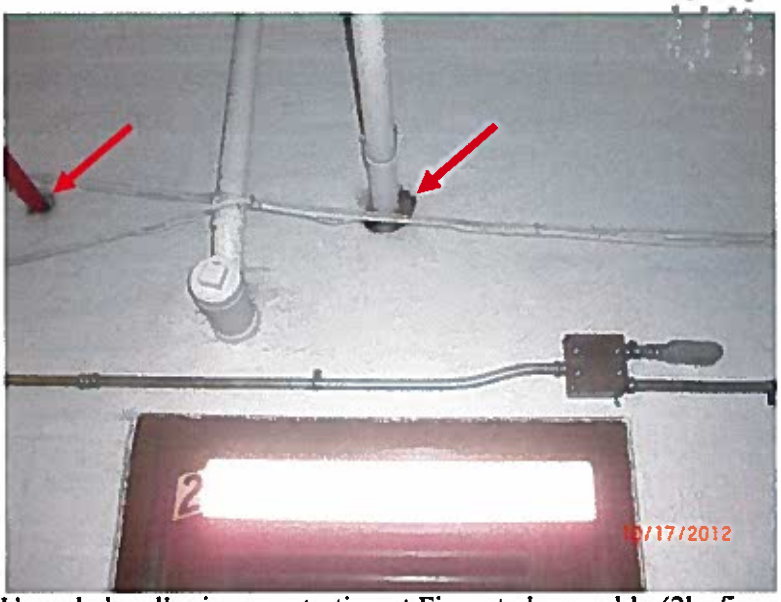


PHOTO # 27: Unsealed wall, pipe penetration at Fire rated assembly (2hr fire rated assembly) Paint Storage Room

PHOTO # 28: cracking on overhang at West side

PHOTO # 29: cracking and staining on balcony edge

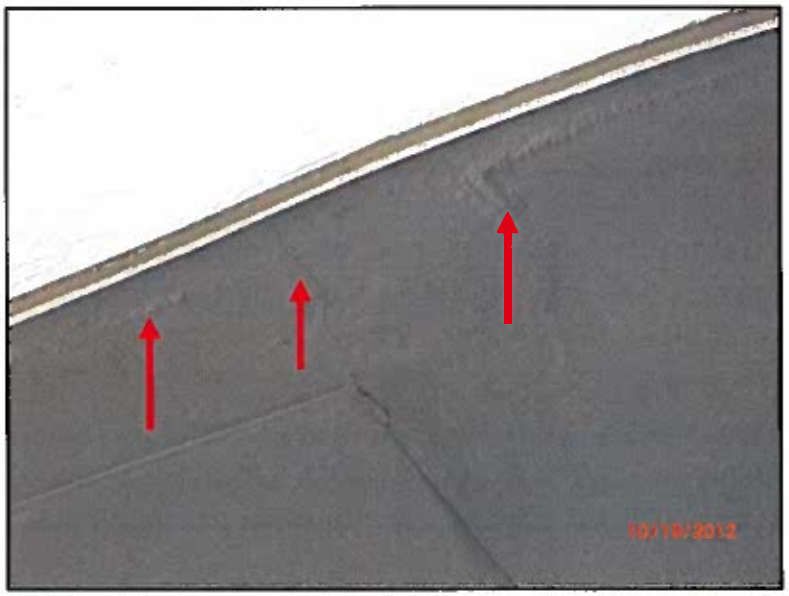


PHOTO # 30: cracking & blistering at underside of overhang edge

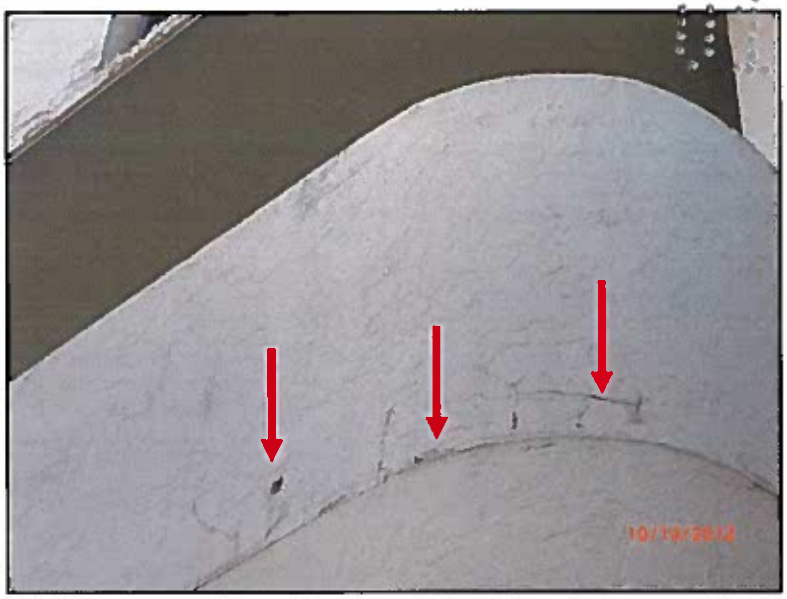


PHOTO # 31: stucco cracking at bottom of third floor balcony wall on East side

PHOTO # 32: crack along tiled ramp east of main entrance

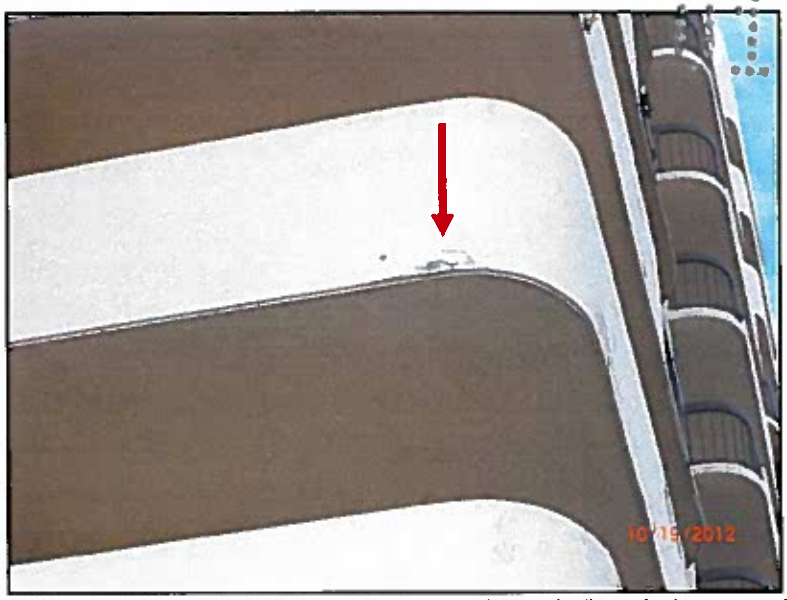


PHOTO # 33: cracking and staining at bottom of fourth floor balcony wall on east

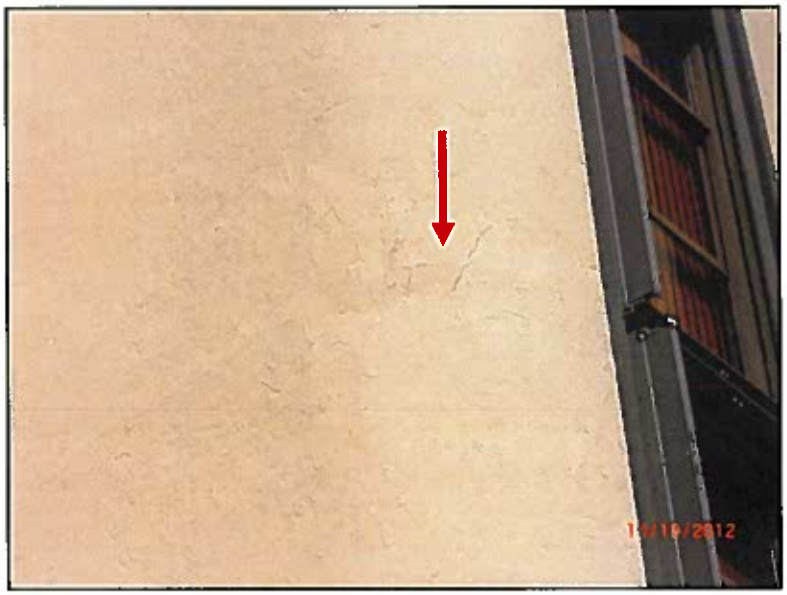


PHOTO # 34: stucco cracking on building wall next to east stairs tower

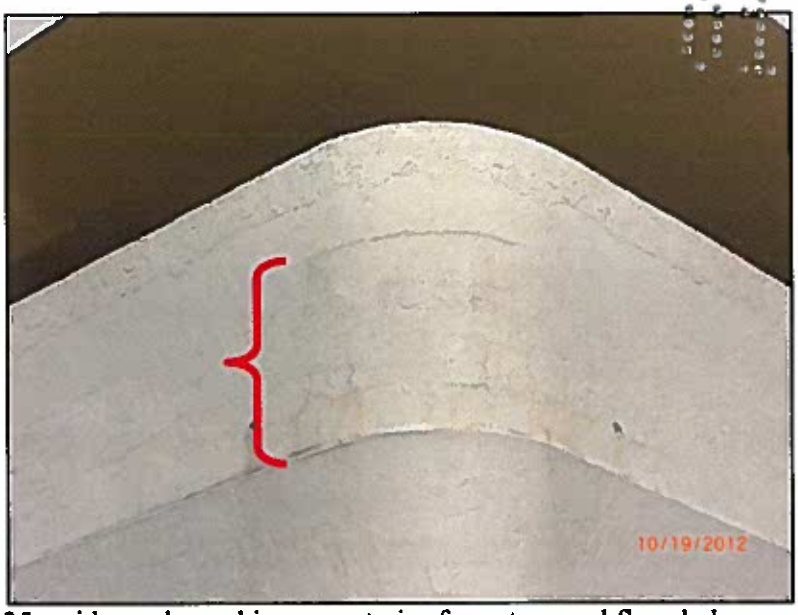


PHOTO # 35: spider web cracking on exterior face at second floor balcony on East side

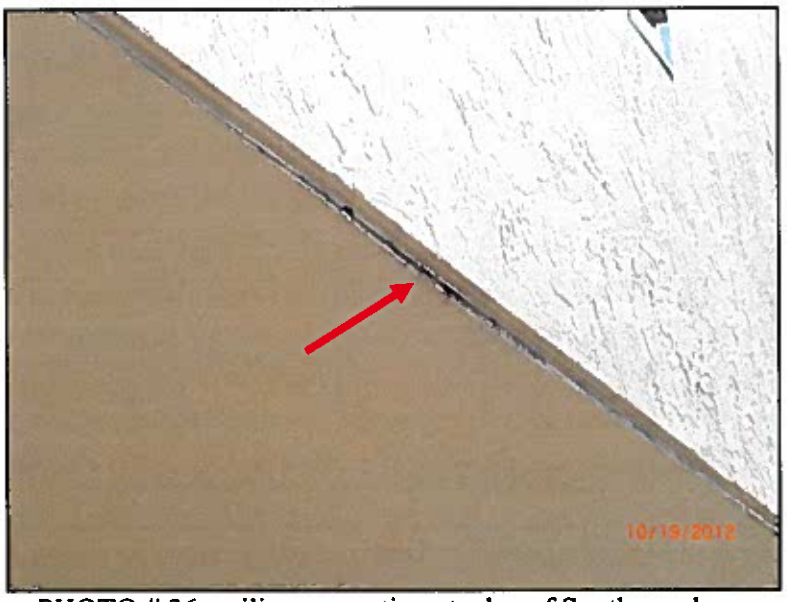


PHOTO # 36: ceiling separation at edge of South overhang

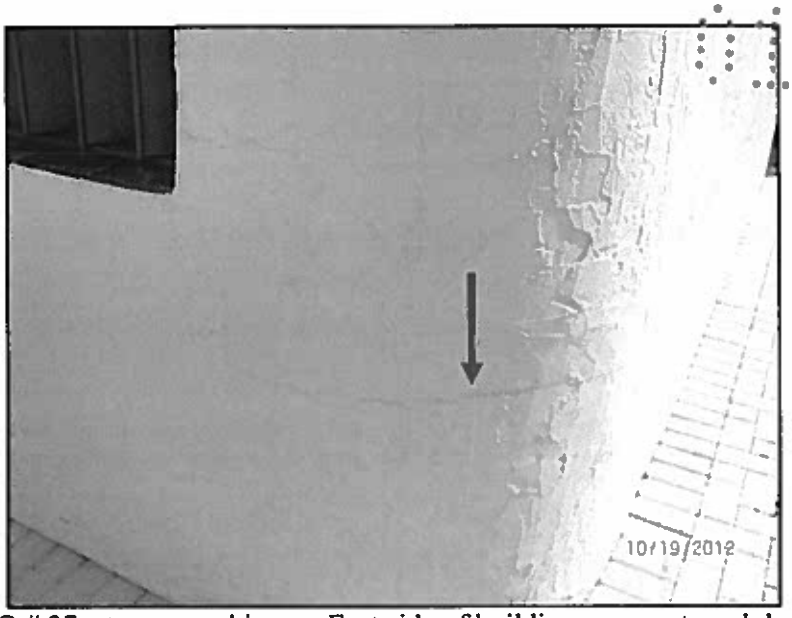


PHOTO # 37: stucco cracking on East side of building corner at pool deck area

MIAMI-DADE COUNTY
Delivering Excellence Every Day

MIAMI-DADE COUNTY
BOARD OF RULES AND APPEALS

MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING ELECTRICAL RECERTIFICATION

INSPECTION COMMENCED
Date: 10/16/2012

INSPECTION COMPLETED
Date: 05/14/2013

INSPECTION MADE BY: Vincent Sancho, P.E.
SIGNATURE:

PRINT NAME: Vincent Sancho
TITLE: Professional Electrical Engineer

ADDRESS: 7171 SW 62nd Avenue
Miami, Fl. 33143

1. DESCRIPTION OF STRUCTURE

a. Name on Title: Biltmore II Condominium
b. Street Address: 600 Biltmore Way, Coral Gables, Fl. 33134
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: Residential R-2
h. Present Use: Residential
i. General Description, Type of Construction, Size, Number of Stories, and Special Features
Additional Comments:
13 story high rise building with an enclosed garage, exterior parking and 232 units.

GUIDELINES AND INFORMATION FOR RECERTIFICATION OF ELECTRICAL SYSTEMS OF FORTY (40) YEAR STRUCTURES.

2. ELECTRIC SERVICE

1. Size:	Amperage	( )	Fuses	( )	Breakers	( )		
2. Phase:	Three Phase	( )	Single Phase	( )				
3. Condition:	Good	( )	Fair	( )	Needs Repair	( )		

Comments: Refer to Exhibit A, #2

3. METER AND ELECTRIC ROOM

1. Clearances: Good (X) Fair ( ) Requires Correction ( )

Comments:

4. GUTTERS

Location:	Good( )	Requires Repair ( )
Location:	Good( )	Requires Repair ( )
Taps/Fill:	Good( )	Requires Repair ( )

Comments: Refer to Exhibit A ,#4

5. ELECTRICAL PANELS

1. Panel #( )	Location :				
	Good	( )	Needs Repair	( )	
2. Panel #( )	Location:				
	Good	( )	Needs Repair	( )	
3. Panel #( )	Location:				
	Good	( )	Needs Repair	( )	
4. Panel #( )	Location:				
	Good	( )	Needs Repair	( )	
5. Panel #( )	Location:				
	Good	( )	Needs Repair	( )	

Comments: Refer to Exhibit A, #5

6. BRANCH CIRCUITS:

1. Identified:	Yes	( )	Must be identified	( )			
2. Conductors:	Good	( )	Deteriorated	( )	Must be replaced	( )	

Refer to Exhibit A, #6

7. GROUNDING SERVICE:

Good ( ) Repairs Required ( )

Comments: Refer to Exhibit A, #7

8. GROUNDING OF EQUIPMENT:

Good ( ) Repairs Required ( )

Comments: Refer to Exhibit A, #8

9. SERVICE CONDUITS/RACEWAYS:

Good ( ) Repairs Required ( )

Comments: Refer to Exhibit A, #9

10. SERVICE CONDUCTOR AND CABLES:

Good ( ) Repairs Required ( )

Comments: Refer to Exhibit A, #10

11. TYPES OF WIRING METHODS: Refer to Exhibit A, #11

Conduit Raceways:	Good	( )	Repairs Required	( )
Conduit PVC:	Good	( )	Repairs Required	( )
NM Cable:	Good	(NA)	Repairs Required	(NA)
BX Cable:	Good	( )	Repairs Required	( )

12. FEEDER CONDUCTORS:

Good	( )	Repairs Required	( )

Comments: Refer to Exhibit A, #12

13. EMERGENCY LIGHTING:

Good	(X)	Repairs Required	( )

Comments: Refer to Exhibit A, #13

14. BUILDING EGRESS ILLUMINATION:

Good	(X)	Repairs Required	( )

Comments: Refer to Exhibit A, #14

15. FIRE ALARM SYSTEM:

Good (X) Repairs Required ( )

Comments: The Fire Alarm System is currently being replaced and appears to be in
good condition.

16. SMOKE DETECTORS / ALARMS:

Good (X) Repairs Required ( )

Comments: Common areas smoke detectors are being replaced and residential unit smoke alarms
are tested on an annual basis and reapired as required by the fire department.

17. EXIT LIGHTS:

Good (X) Repairs Required ( )

Comments: Refer to Exhibit A, #13

18. EMERGENCY GENERATOR:

Good (X) Repairs Required ( )

Comments: Refer to Exhibit A, #18

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

Require Additional

Good ( ) Illumination ( )

Comments: Refer to Exhibit A, #23

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

Require Additional

Good ( ) Illumination ( )

Comments: Refer to Exhibit A, #13 & #14

21. SWIMMING POOL WIRING:

Good ( ) Repairs Required ( )

Comments: Refer to Exhibit A, #21

22. WIRING TO MECHANICAL EQUIPMENT:

Good ( ) Repairs Required ( )

Comments: Refer to Exhibit A, #6, #8 & #23

23. ADDITIONAL COMMENTS:

Refer to Exhibit A, #23

2. ELECTRIC SERVICE

The electrical power distribution for the Building originates in the FPL Transformer Vault Room located at the basement level and adjacent to the Main Electrical Room:

- Main #1 of 4, 800 amp breaker, 480 volts, 3 phase, located in the Main Electrical Room.
- Main #2 of 4, 400 amp switch, 480 volts, 3 phase, located in the Main Electrical Room.
- Main #3 of 4 (emergency main), 400 amp switch, 480 volts, 3 phase, located in the Main Electrical Room.
- Main #4 of 4, 400 amp switch, 480 volts, 3 phase, located in the Main Electrical Room.

Observation: The exterior condition of the switchgear appears to be in good condition except for minor corrosion. The internal components could not be verified for this report due to potential arc-flash hazards.
Location: Main Electrical Room
Criteria: NFPA 70, NFPA 70B
Recommendation: A thermal scan and a visual inspection of the condition of the internal components (breakers, bus, lugs, raceways, conductors, feeders, grounding, bonding etc) for all switchgear shall be performed by a qualified/licensed electrician and the report provided for evaluation and repair recommendations. Corrosion shall be repaired (if possible, otherwise equipment replaced) as required per equipment manufacturer's recommendations. During the visual inspection, standard maintenance shall be performed as recommended by the equipment manufacturer and by NPFA 70B standards.

Observation: The provided Electrical Riser Drawing does not accurately reflect the existing condition (as-built).
Location: Main Electrical Room and Throughout
Criteria: NEC 110.22
Recommendation: Provide an Electrical Riser Drawing that reflects the as-built condition. This drawing shall be submitted for review prior to being submitted to the building department and Association.

3. METER AND ELECTRIC ROOMS

Observation: The exterior condition of the meter centers appear to be in good condition. The internal components of the meter centers could not be verified for this report due to potential arc-flash hazards.
Location: Meter Center Rooms
Criteria: NFPA 70, NFPA 70B

Recommendation: A thermal scan and a visual inspection of the condition of the internal components (breakers, bus, conductors, feeders, grounding, bonding etc) for all meter centers shall be performed by a qualified/licensed electrician and the report provided for evaluation and repair recommendations. Corrosion shall be repaired (if possible, otherwise equipment replaced) as required per equipment manufacturer's recommendations. During the visual inspection, standard maintenance shall be performed as recommended by the equipment manufacturer and by NPFA 70B standards.

4. GUTTERS

Observation: The exterior of the gutters appear to be in good condition. The internal components of the gutters could not be verified for this report due to potential arc-flash hazards.
Location: Electrical Rooms
Criteria: NFPA 70, NFPA 70B
Recommendation: A thermal scan and a visual inspection of the condition of the internal components (breakers, bus, conductors, feeders, grounding, bonding, fill, etc) for all gutters shall be performed by a qualified/licensed electrician and the report provided for evaluation and repair recommendations. Corrosion shall be repaired (if possible, otherwise equipment replaced) as required per equipment manufacturer's recommendations. During the visual inspection, standard maintenance shall be performed as recommended by the equipment manufacturer and by NPFA 70B standards.

5. ELECTRIC PANELS & 6. BRANCH CIRCUITS

Observation: The panel circuit directory is missing, or incomplete. The breakers are not numbered and/or the panel is not labeled with name, voltage, current rating and the number of phases for which it is designed.
Location: Generator Room (100 amp panel is not labeled), Roof (225 amp panel not labeled, Main Electrical Room (main 1-incomplete directory, panel DP-breaker not labeled), 6th Floor East Meter Room (panels missing voltage and current ratings), Pool Equipment Room
Criteria: NEC 110.22, 408.4, 408.13
Recommendation: Provide the required circuit directory, corresponding breaker numbers and panel labels as per the referenced criteria for all panels. Panel circuits shall be verified/traced in order to provide a complete/accurate directory as per referenced criteria.

Observation: There are exposed live internal parts due to missing breaker space covers. These covers are required to prevent accidental contact with live parts. This is a life safety issue and should be addressed immediately.
Location: Main Electrical Room (main 1), Pool Equipment Room Panel
Criteria: NEC 110.27(A)

Recommendation: Provide protection against accidental contact with live parts as per the referenced criteria.

Observation: The exterior condition of the common area distribution panels appears to be in good condition except for minor corrosion (Generator Room -EM panel 2, 100 amp panel), Roof (225 amp panel-internal/external), Main Electrical Room (main 1-minor external). The internal components could not be verified for this report due to potential arc-flash hazards.
Location: Throughout Common Areas
Criteria: NFPA 70, NFPA 70B
Recommendation: A thermal scan and a visual inspection of the condition of the internal components (breakers, bus, conductors, feeders, grounding, bonding etc) for all common area distribution panels shall be performed by a qualified/licensed electrician and the report provided for evaluation and repair recommendations. Corrosion shall be repaired (if possible, otherwise equipment replaced) as required per equipment manufacturer's recommendations. During the visual inspection, standard maintenance shall be performed as recommended by the equipment manufacturer and by NPFA 70B standards.

7. GROUNDING SERVICE:

Observation: The condition of the complete grounding system (including the main bonding jumpers) could not be verified for this report due to potential arc-flash hazards.
Location: Main Electrical Room
Criteria: NEC 250, NFPA 70B
Recommendation: The grounding system (including the main bonding jumpers) for the services shall be tested and visually inspected by a qualified/licensed electrician and a report provided for evaluation. During the visual inspection, standard maintenance shall be performed as recommended by the equipment manufacturer and by NPFA 70B standards.

8. GROUNDING OF EQUIPMENT:

Observation: The grounding/bonding of all of the equipment could not be verified for this report due to potential arc-flash hazards. The grounding conductor for the generator was not properly terminated.
Location: Throughout the Building
Criteria: NEC 250
Recommendation: The grounding system for all equipment shall be tested and visually inspected by a qualified/licensed electrician and a report provided for evaluation. Properly terminate the generator's grounding conductor.

9. SERVICE CONDUIT/RACEWAYS & 10. SERVICE CONDUCTOR AND CABLES:

Refer to Item # 2

11. TYPES OF WIRING METHODS:

Observation: There are various types of wiring methods throughout the buildings. Some of the metallic conduits are corroded and some conduits are not properly supported. The majority of conduits appear to be in good condition.
Location: Refer to Section 23
Criteria: NEC 110.11, 300.6, 314.40(A)
Recommendation: Repair (if possible per manufacturer's recommendations) or replace the corroded/damaged conduits and conductors with equipment suitable for the environment in which they are to be installed as per the referenced criteria.

12. FEEDER CONDUCTORS:

Observation: The condition of the feeder conductors could not be verified for this report due to potential arc-flash hazards.
Location: Throughout
Criteria: NEC 110.3
Recommendation: Refer to sections 2, 3 & 5.

13. EMERGENCY LIGHTING

Observation: There are areas that require additional emergency illumination luminaires (with battery backup). The existing fixtures are in good working condition.
Location: Generator Room, Elevator Machine Rooms (and outside at stairs), Main Electrical Room, Domestic and Fire Pump Room, All Stairs (all levels-existing luminaires are on emergency circuits from the same panel-the opening of one breaker would cause the stairs to go dark)
Criteria: NFPA 101 Sections 7.8 & 7.9
Recommendation: This item is not required for the 40 Year Electrical Re-certification. However, it is required by the latest code and it is a life safety issue. It is recommended to provide the required emergency illumination as per the referenced criteria. The addition of emergency battery backup power luminaires may solve the issue for the stairs.

Observation: Written records of the required visual inspections and tests of the Emergency Lighting Equipment were not available for review.
Location: Emergency Lighting System throughout building
Criteria: NFPA 101 Section 7.9.3 & 7.10

Recommendation: This item is not required for the 40 Year Electrical Re-certification. However, it is required by the latest code and it is a life safety issue. It is recommended that the required emergency lighting systems (including exit signs) be tested in accordance with the referenced criteria and the report provided for evaluation. The report should include an illumination study of the emergency lighting levels throughout the emergency paths of egress throughout the building including the parking garage.

14. BUILDING EGRESS ILLUMINATION

Observation: There are walking surfaces with means of egress illumination below the required minimum level of 1 ft-candle. The existing fixtures are in good working condition.
Location: All stairs at all levels, egress pathways between the corridor and the stairs at the East and West Smoke Towers, Garage (entire south wall area), Roof (west smoke tower stair exit door), Outdoor parking areas and pathways to them (this is a security, not a means of egress issue), Corridors (many areas throughout), Lobby (many areas such as in front of the Biltmore Hotel picture, in front of the billiard room door, at steps to elevated floor area), Pool Deck – since the pool is open at night, the illumination levels near the pool are below the required 3 ft-candle
Criteria: NFPA 101 Section 7.8, FBC 424.1.4.2.1, Miami Dade County Ordinance Section 8C-3.
Recommendation: This item is not required for the 40 Year Electrical Re-certification. However, it is required by the latest code and it is a life safety and security issue. It is recommended to provide the required means of egress and security illumination for these areas as per the referenced criteria.

18. EMERGENCY GENERATOR:

Observation: Written records of visual inspections and tests of the Emergency Power System were made available for review. The generator appears to be in good condition.
Location: Main Electrical/Generator Room
Criteria: NFPA 101 Section 7.9.2.4, NFPA 110, and NEC 110.3, 700.4
Recommendation: The Emergency Power System shall be continued to be tested and maintained as per the referenced criteria.

21. SWIMMING POOL WIRING:

Observation: The bonding of the pool equipment could not be verified.
Location: Pool
Criteria: NEC 680.26
Recommendation: The bonding system for the pool equipment shall be tested and a report provided for evaluation.

23. ADDITIONAL COMMENTS

COMMON AREAS

Observation: There are electrical conduit penetrations through fire-resistant-rated walls, partitions, floors, and ceilings that are not firestopped.
Location: Main Electrical Room, Domestic/Fire Pump Room, Telephone Room, Shop 1
Criteria: NEC 300.21
Recommendation: Provide the required firestopping sealant for the penetrations as per NEC 300.21 and NFPA 101.

Observation: There is corroded/damaged electrical equipment.
Location: Generator Room (exhaust fan conduit), Roof (timers, conduits and supports under RTU, residential condensing unit disconnects)
Criteria: NEC 110.11, 300.6, 314.40(A)
Recommendation: Repair (if possible per manufacturer's recommendations) or replace the corroded equipment with equipment suitable for the environment in which they are to be installed as per the referenced criteria.

Observation: There is electrical equipment missing covers and improperly terminated wires which could cause accidental contact with live parts. This is a life safety issue and should be addressed immediately.
Location: Roof (receptacle near east RTU missing cover), Main Electrical Room (junction box missing cover), Shop 1 (contactor missing cover, improperly terminated wiring with exposed live parts on a wall with wood backing), Domestic/Fire Pump Room (junction box missing cover), Garage (junction box missing cover near trash room), Main Entrance (unterminated wiring near outdoor entrance ramp)
Criteria: NEC 110.27(A), 314.25
Recommendation: Provide protection against accidental contact with live parts as per the referenced criteria.

Observation: There are conduits, receptacles and wiring which are not securely fastened in place. There are Liquidtight Flexible Nonmettallic Conduits (LFNC) not properly supported.
Location: Roof (conduits near RTUs not securely fastened, LFNC greater than 6 ft. in length are not supported within 12 in. on each side of every fitting at the condensing units, conduit near west exhaust fan has a fitting which came loose with exposed wiring), Elevator 3 & 4 Room (exhaust fan room conduit not securely fastened), Main Electrical Room (receptacle not securely fastened), Garage (conduits at east & west walls not properly supported), Shop 1 (wiring at a wall with wood backing)
Criteria: NEC 300.11, 356.30
Recommendation: Securely fasten and support the conduits and receptacle as per the referenced criteria.

Observation: There are disconnecting devices (switches, timers, starters and panels) not marked to indicate their purpose.
Location: Roof (timers), Generator Room (timer), Main Electrical Room (timers), Shop 1 (timers, disconnect and a panel), Garage (timer near east gate/stair door & west stair door); Pool Pump Room (timers, contactors)
Criteria: NEC 110.22
Recommendation: Provide marking which identifies the purpose of each disconnecting device that is legible and of sufficient durability to withstand the environment involved as per the referenced criteria.

Observation: There are receptacles (125 volt, single phase, 15 or 20 ampere) without the required GFCI protection or missing GFCI receptacles within 25 ft. of heating, air-conditioning, and refrigeration equipment.
Location: Roof (missing receptacle with 25 ft of 15/16 series condensing units and upper roof condensing units), Lobby (bathroom near security has receptacle without GFCI protection), Main Electrical Room; Shop 1; Storage Rooms, Garage near sump pump ; Pool Pump Room; Outdoors near main entrance (receptacles without GFCI protection), Ground level covered parking (missing receptacle with 25 ft of condensing units)
Criteria: NEC 210.8, 210.63
Recommendation: Provide the required GFCI protection for the receptacles as per the referenced criteria.

Observation: The branch circuit cables for the landscape uplight fixtures were not buried.
Location: Pool deck planters
Criteria: NEC 300.5 (table 300.5)
Recommendation: The conduits for the landscape fixtures shall be buried as per the referenced criteria.

UNITS
The following units were inspected: 219, 407, 416, 619, 1203

Observation: The garbage disposal conduits are corroded.
Location: Most units inspected
Criteria: NEC 110.11, 300.6, 314.40(A)
Recommendation: Repair (if possible per manufacturer's recommendations) or replace the corroded equipment with equipment suitable for the environment in which they are to be installed as per the referenced criteria. All units shall be inspected and repaired accordingly.

Note:

Please note that this report is limited to the visual evaluation of the selected areas described herein. Adequacy of the original design or in-place construction is beyond the Scope of our Work. This report should not be used as a repair Document, as substantial

additional details and information must be furnished to the Contractor to perform adequate repairs.

Nothing in this report shall be construed directly or indirectly as a guarantee of any portion of the electrical system. To the best of our knowledge and ability, this report represents an accurate appraisal of the items reported herein, based upon careful evaluation of the observed conditions, to the extent reasonably possible.

City of Coral Gables
Development Services

OFFICE SET

RC-15-12-5612

600 BILTMORE WAY # COMMON AREAS

Folio #: **03-4117-025-0001**
Permit Description: CONSTRUCTION REGULATION BOARD CASE #15-4614 AND UNSAFE STRUCTURE BOARD FEE

EL _____

ME _____

PL _____

	Section	Approved By	Approved Date
☑	BUILDING	[illegible]	1/8/16
☐	CONCURRENCY		
☑	ELECTRICAL		
☐	FEMA		
☐	FIRE		
☐	HANDICAP		
☐	HISTORICAL		
☐	MECHANICAL		
☐	PLUMBING		
☐	PUBLIC WORKS		
☐	STRUCTURAL		
☐	ZONING		
☐			
☐			
☐			
☐	OWNER BUILDER		

R

Subject to compliance with all Federal, State, County and City rules and regulations. City assumes no responsibility for accuracy of/or results from these plans.
THIS COPY OF PLANS MUST BE AVAILABLE ON BUILDING SITE OR AN INSPECTION WILL NOT BE MADE.

APPROVAL OF THIS SET OF PLANS DOES NOT CONSTITUTE APPROVAL OF ANY STRUCTURE OR CONDITION NOT IN COMPLIANCE WITH ANY APPLICABLE CODES

RC-15-12-5612

Permit #: RC-15-12-5612
Master permit #:

Permit type: rc010 - BUILDING RE CERTIFICATION
Routing queue: rc012 - STRUCTURE CERTIFICATION

Address: 600 BILTMORE WAY
COMMON AREAS
CORAL GABLES, FL 33134-7541

Group # - Name	Action Code	Action Description	Completion Date	Completion Code	Completed By	Comments
1 - BOARDS - GENERATE F	calc fees	CALCULATE FEES	12/18/2015	comp	bgarcia	
2 - CASHIER	collect	COLLECT FEES	1/7/2016	waived	vgoizueta	RECERTIFICATION REPORT REVIEW FEES PAID ON RC13051886
3 - PLAN REVIEW	prbuild	BUILDING PLAN REVIEW	1/8/2016	apvd	mlopez	
3 - PLAN REVIEW	collect	COLLECT FEES				
3 - PLAN REVIEW	prelec	ELECTRICAL PLAN REVIEW				
3 - PLAN REVIEW	prelec	ELECTRICAL PLAN REVIEW	1/8/2016	reject	gmoreno	
4 - RE CERTIFIED LETTER	letter	GENERATE LETTER				

CITY'S EXHIBIT 17