



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 12/28/2022

Property Information	
Folio:	03-4105-091-0001
Property Address:	747 Ponce De Leon
Owner	REFERENCE ONLY
Mailing Address	
PA Primary Zone	6400 COMMERCIAL - CENTRAL
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	1972



Assessment Information			
Year	2022	2021	2020
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

Benefits Information				
Benefit	Type	2022	2021	2020
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description	
747 PONCE CONDO	
CORAL GABLES FLAGLER ST SEC	
PB 10-12	
LOTS 8 THRU 12 BLK 21 AS DESC IN	
OFF REC 21801-2544	

Taxable Value Information			
	2022	2021	2020
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

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:

City's Exhibit #1



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Generated On: 10/08/2025

	Folio ↑	Sub-Division	Owner	Address
1	03-4105-091-0010	747 PONCE CONDO	B & B INVEST MGMT LTD	747 PONCE DE LEON BLVD UNIT: 100-1 - CORAL GABLES
2	03-4105-091-0020	747 PONCE CONDO	B & B INVEST MGMT LTD	747 PONCE DE LEON BLVD UNIT: 100-2 - CORAL GABLES
3	03-4105-091-0030	747 PONCE CONDO	B & B INVEST MGMT LTD	747 PONCE DE LEON BLVD UNIT: 100-3 - CORAL GABLES
4	03-4105-091-0040	747 PONCE CONDO	B & B INVEST MGMT LTD	747 PONCE DE LEON BLVD UNIT: 101 - CORAL GABLES
5	03-4105-091-0050	747 PONCE CONDO	B & B INVEST MGMT LTD	747 PONCE DE LEON BLVD UNIT: 200-1 - CORAL GABLES
6	03-4105-091-0060	747 PONCE CONDO	B & B INVEST MGMT LTD	747 PONCE DE LEON BLVD UNIT: 200-2 - CORAL GABLES
7	03-4105-091-0070	747 PONCE CONDO	B & B INVEST MGMT LTD	747 PONCE DE LEON BLVD UNIT: 200-3 - CORAL GABLES
8	03-4105-091-0080	747 PONCE CONDO	B & B INVEST MGMT LTD	747 PONCE DE LEON BLVD UNIT: 200-4 - CORAL GABLES
9	03-4105-091-0090	747 PONCE CONDO	MAXIMO A ROMAN	747 PONCE DE LEON BLVD UNIT: 301 - CORAL GABLES
10	03-4105-091-0100	747 PONCE CONDO	B & B INVESTMENTS MANAGEMENT LTD	747 PONCE DE LEON BLVD UNIT: 303 - CORAL GABLES

11	03-4105-091-0110	747 PONCE CONDO	H & P OFFICES LLC	747 PONCE DE LEON BLVD UNIT: 305 - CORAL GABLES
12	03-4105-091-0120	747 PONCE CONDO	GABLES 747 REAL ESTATE LLC	747 PONCE DE LEON BLVD UNIT: 401 - CORAL GABLES
13	03-4105-091-0130	747 PONCE CONDO	747 PONCE DE LEON LLC	747 PONCE DE LEON BLVD UNIT: 402 - CORAL GABLES
14	03-4105-091-0140	747 PONCE CONDO	PIBV SPA ESTATE LLC	747 PONCE DE LEON BLVD UNIT: 403 - CORAL GABLES
15	03-4105-091-0141	747 PONCE CONDO	M & E PIMENTEL LLC	747 PONCE DE LEON BLVD UNIT: 408-2 - CORAL GABLES
16	03-4105-091-0150	747 PONCE CONDO	GABLES 747 REAL ESTATE LLC	747 PONCE DE LEON BLVD UNIT: 404 - CORAL GABLES
17	03-4105-091-0160	747 PONCE CONDO	TWO REASONS INC	747 PONCE DE LEON BLVD UNIT: 405 - CORAL GABLES
18	03-4105-091-0170	747 PONCE CONDO	M & E PIMENTEL LLC	747 PONCE DE LEON BLVD UNIT: 408-1 - CORAL GABLES
19	03-4105-091-0180	747 PONCE CONDO	B & B INVESTMENTS MANAGEMENT LTD	747 PONCE DE LEON BLVD UNIT: 409 - CORAL GABLES
20	03-4105-091-0190	747 PONCE CONDO	JIMENEZ HOME HEALTH CORP	747 PONCE DE LEON BLVD UNIT: 410 - CORAL GABLES
21	03-4105-091-0200	747 PONCE CONDO	MONCHI INVESTMENTS LLC	747 PONCE DE LEON BLVD UNIT: 411 - CORAL GABLES
22	03-4105-091-0210	747 PONCE CONDO	KJAJ HOLDINGS LLC	747 PONCE DE LEON BLVD UNIT: 500 - CORAL GABLES
23	03-4105-091-0220	747 PONCE CONDO	R GARCIA FAMILY HOLDINGS LLC	747 PONCE DE LEON BLVD UNIT: 501 - CORAL GABLES

24	03-4105-091-0230	747 PONCE CONDO	B & B INVESTMENTS MANAGEMENT LTD	747 PONCE DE LEON BLVD UNIT: 502 - CORAL GABLES
25	03-4105-091-0240	747 PONCE CONDO	747 NO SCB PONCE DE LEON LLC	747 PONCE DE LEON BLVD UNIT: 503 - CORAL GABLES
26	03-4105-091-0241	747 PONCE CONDO	747 NO SCB PONCE DE LEON LLC	747 PONCE DE LEON BLVD UNIT: 503-2 - CORAL GABLES
27	03-4105-091-0250	747 PONCE CONDO	HOT POTATO HOLDINGS LLC	747 PONCE DE LEON BLVD UNIT: 505 - CORAL GABLES
28	03-4105-091-0260	747 PONCE CONDO	SELEMA CORP	747 PONCE DE LEON BLVD UNIT: 508-10 - CORAL GABLES
29	03-4105-091-0270	747 PONCE CONDO	B AND B INVESTMENTS - MANAGEMENT LTD	747 PONCE DE LEON BLVD UNIT: 600 - CORAL GABLES
30	03-4105-091-0280	747 PONCE CONDO	T2 UNISON SITE MANAGEMENT LLC	747 PONCE DE LEON BLVD UNIT: 601 - CORAL GABLES
31	03-4105-091-0290	747 PONCE CONDO	JMAY REAL EST HOLDINGS LLC	747 PONCE DE LEON BLVD UNIT: 602 - CORAL GABLES
32	03-4105-091-0300	747 PONCE CONDO	747 NO 603 PONCE DE LEON LLC	747 PONCE DE LEON BLVD UNIT: 603 - CORAL GABLES
33	03-4105-091-0310	747 PONCE CONDO	T2 UNISON SITE MANAGEMENT LLC	747 PONCE DE LEON BLVD UNIT: 604 - CORAL GABLES
34	03-4105-091-0320	747 PONCE CONDO	RENAL FLP LTD PARTNERSHIP	747 PONCE DE LEON BLVD UNIT: 605 - CORAL GABLES
35	03-4105-091-0330	747 PONCE CONDO	A G INVEST ENTERP LLC	747 PONCE DE LEON BLVD UNIT: 606 - CORAL GABLES
36	03-4105-091-0340	747 PONCE CONDO	747 PONCE OFFICE LLC	747 PONCE DE LEON BLVD UNIT: 607 - CORAL GABLES

37	03-4105-091-0350	747 PONCE CONDO	NORTHERN PROPERTY MANAGEMENT LLC	747 PONCE DE LEON BLVD UNIT: 609 - CORAL GABLES
38	03-4105-091-0360	747 PONCE CONDO	JMAY REAL ESTATE HOLDINGS LLC	747 PONCE DE LEON BLVD UNIT: 612 - CORAL GABLES
39	03-4105-091-0370	747 PONCE CONDO	INARA MIAMI INVESTMENTS CORP	747 PONCE DE LEON BLVD UNIT: 700-1 - CORAL GABLES
40	03-4105-091-0380	747 PONCE CONDO	INARA MIAMI INVESTMENTS CORP	747 PONCE DE LEON BLVD UNIT: 700-2 - CORAL GABLES
41	03-4105-091-0390	747 PONCE CONDO	INARA MIAMI INVESTMENTS CORP	747 PONCE DE LEON BLVD UNIT: 700-3 - CORAL GABLES
42	03-4105-091-0400	747 PONCE CONDO	INARA MIAMI INVESTMENTS CORP	747 PONCE DE LEON BLVD UNIT: 700-4 - CORAL GABLES
43	03-4105-091-0410	747 PONCE CONDO	T2 UNISON SITE MANAGEMENT LLC	747 PONCE DE LEON BLVD UNIT: RU-1 - CORAL GABLES
44	03-4105-091-0420	747 PONCE CONDO	T2 UNISON SITE MANAGEMENT LLC	747 PONCE DE LEON BLVD UNIT: RU-2 - CORAL GABLES
45	03-4105-091-0430	747 PONCE CONDO	T2 UNISON SITE MANAGEMENT LLC	747 PONCE DE LEON BLVD UNIT: RU-3 - CORAL GABLES
46	03-4105-091-0440	747 PONCE CONDO	T2 UNISON SITE MANAGEMENT LLC	747 PONCE DE LEON BLVD UNIT: RU-4 - CORAL GABLES

747 PONCE DE LEON BLVD - This is a 46-unit condominium, so the address for service of the initial notice of unsafe structure is the condominium association. However, if the association does not respond, the City will have to serve each individual unit owner and any related interested parties for each unit.

**Association (Sunbiz mailing, principal, and
Registered Agent address)**

747 PONCE CONDOMINIUM
ASSOCIATION, INC.
C/O DR. JUAN C. ERRO
REGISTERED AGENT
747 PONCE DE LEON BLVD
STE 202- OFFICE
CORAL GABLES, FL 33134-2072


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Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
EX-22-01-6611	01/14/2022	747 PONCE DE LEON BLVD	PERMIT EXTENSION & RENEWAL	RENEWAL FOR BL-16-01-2745 REMOVE AND REPLACE 9 EXISTING ANTENNAS (AT&T) \$27,500 PERMIT EXPIRED 11/22/20 AND HAS BEEN EXTENDED DUE TO GOVERNOR EXECUTIVE ORDER NUMBER 20-276 (EMERGENCY MANAGEMENT- EXTENSION OF EXECUTIVE ORDER 20-52-COVID-19)	final	01/24/2022	01/24/2022	0.00
EL-21-10-7568	10/18/2021	747 PONCE DE LEON BLVD	ELEC COMMERCIAL / RESIDENTIAL WORK	COMMERCIAL - MODIFY EXISTING TELECOMMUNICATION EQUIPMENT (6MD1147A) \$12,000	stop work	01/18/2022		0.00
UP-21-10-7517	10/14/2021	747 PONCE DE LEON BLVD	UPFRONT FEE - THIS IS NOT A PERMIT	*** UPFRONT FEE FOR BL21107516 ***	final	01/18/2022	01/18/2022	0.00
BL-21-10-7516	10/14/2021	747 PONCE DE LEON BLVD	MISCELLANEOUS WORK	COMMERCIAL - MODIFY EXISTING TELECOMMUNICATION EQUIPMENT (6MD1147A) \$12,000	stop work	01/18/2022		0.00
EX-21-04-7500	04/16/2021	747 PONCE DE LEON BLVD	PERMIT EXTENSION & RENEWAL	****CANCELLED - PERMIT WAS EXTENDED***PERMIT RENEWAL FOR BL-16-01-2745 REMOVE AND REPLACE 9 EXISTING ANTENNAS (AT&T) \$27,500	canceled		04/26/2021	0.00
PW-20-05-6745	05/21/2020	747 PONCE DE LEON BLVD	UTILITY PERMIT	INSTALL TWO HANDHOLES W/FIBER OPTIC CABLE #PW19013294 WAS CANCELLED DUE PERMIT PASSING THE 180 DAYS RULE. RESUBMITTED 7/23/20	issued	08/18/2020		0.00
EX-19-11-4130	11/07/2019	747 PONCE	PERMIT EXTENSION & RENEWAL	PERMIT EXTENSION	final	12/16/2019 12/16/2019		0.00

City's Exhibit #3

		DE LEON BLVD						
EX-19-01-3981	01/30/2019	747 PONCE DE LEON BLVD	PERMIT EXTENSION & RENEWAL	**PERMIT EXTENSION FOR BL-16-01-2745** REMOVE AND REPLACE 9 EXISTING ANTENNAS (AT&T) \$27,500	final	01/30/2019	01/30/2019	0.00
PW-19-01-3294	01/15/2019	747 PONCE DE LEON BLVD	UTILITY PERMIT	INSTALL TWO HANDHOLES W/FIBER OPTIC CABLE RESUBMITTAL 2-13- 19*PERMIT REQUEST HAS BEEN DISCARDED NO ACTION HAS TAKEN PLACE FOR OVER 180 DAYS	canceled	02/27/2019	02/13/2020	0.00
EL-19-01-2993	01/09/2019	747 PONCE DE LEON BLVD	ELEC LOW VOLTAGE SYSTEM	COMMERCIAL *ROOFTOP CELL EQUIPMENT FOR "AT&T" \$20,000 LOW VOLT PERMIT FOR ANTENNAS	final	04/10/2019	12/19/2019	0.00
BL-19-01-2950	01/08/2019	747 PONCE DE LEON BLVD	MISCELLANEOUS WORK	COMMERCIAL *ROOFTOP CELL EQUIPMENT FOR "AT&T" \$20,000	final	04/09/2019	12/26/2019	0.00
AB-18-12-3303	12/20/2018	747 PONCE DE LEON BLVD	BOA COMPLETE (LESS THAN \$75,000)	COMMERCIAL *ROOFTOP CELL EQUIPMENT FOR "AT&T" \$20000	final	12/20/2018	12/26/2019	0.00
EX-18-06-4148	06/25/2018	747 PONCE DE LEON BLVD	PERMIT EXTENSION & RENEWAL	**PERMIT EXTENSION FOR BL-16-01-2745** REMOVE AND REPLACE 9 EXISTING ANTENNAS (AT&T) \$27,500	final	06/25/2018	06/25/2018	0.00
EX-17-07-1781	07/18/2017	747 PONCE DE LEON BLVD	PERMIT EXTENSION & RENEWAL	**PERMIT EXTENSION FOR BL-16-01-2745** REMOVE AND REPLACE 9 EXISTING ANTENNAS (AT&T) \$27,500	final	07/25/2017	07/25/2017	0.00
EX-17-05-1040	05/01/2017	747 PONCE DE LEON BLVD	PERMIT EXTENSION & RENEWAL	EXTENSION BL-16-02- 2072 / ANTENNAS \$21,000	final	05/08/2017	05/08/2017	0.00
RV-16-12-7016	12/19/2016	747 PONCE DE LEON BLVD	REVISION TO PERMIT	REVISION- REDUCTION IN SCOPE OR WORK FROM RE-ROOFING PORTION OF ROOF TO REPAIR OF ROOF WHERE PITCH PANS AND STEEL BASES FOR ANTENNAE WERE LOCATED-NO CHANGE IN ROOFING MATERIAL \$11960	final	12/19/2016	12/19/2016	0.00
BL-16-07-6842	07/14/2016	747 PONCE DE LEON BLVD	ROOF / LIGHT WEIGHT CONC	RE-ROOF-POLYGLASS ROOF SYSTEM W/ SAP GRANULAR CAPSHEET- 30 X 80 AREA WHERE ANTENNAS WERE REMOVED \$19745 **REVISION- RV16127016- REDUCTION IN SCOPE OR WORK FROM RE- ROOFING PORTION OF ROOF TO REPAIR OF ROOF WHERE PITCH PANS AND STEEL BASES FOR ANTENNAE WERE LOCATED-NO CHANGE IN ROOFING MATERIAL \$11960	final	08/18/2016	12/20/2016	0.00

PW-16-02-2690	02/23/2016	747 PONCE DE LEON BLVD	OBSTRUCTION OF ROW W/CRANE PERMIT	CRANE ON ROW RESUBMITTED 3-30-16	final	06/22/2016	10/15/2019	0.00
EL-16-02-2114	02/12/2016	747 PONCE DE LEON BLVD	ELEC LOW VOLTAGE SYSTEM	ANTENNAS (LOW VOLT PERMIT)	final	07/25/2016	05/17/2017	0.00
BL-16-02-2072	02/11/2016	747 PONCE DE LEON BLVD	MISCELLANEOUS WORK	ANTENNAS \$21,000	final	05/18/2017	05/18/2017	0.00
AB-16-02-1888	02/08/2016	747 PONCE DE LEON BLVD	BOA COMPLETE (LESS THAN \$75,000)	ANTENNAS \$15,000	final	02/08/2016	05/18/2017	0.00
EL-16-01-2748	01/27/2016	747 PONCE DE LEON BLVD	ELEC LOW VOLTAGE SYSTEM	ANTENNAS (9) (AT&T) \$27,500 PERMIT EXPIRED 11/22/20 AND HAS BEEN EXTENDED DUE TO GOVERNOR EXECUTIVE ORDER NUMBER 20-276 (EMERGENCY MANAGEMENT- EXTENSION OF EXECUTIVE ORDER 20- 52-COVID-19)	final	02/11/2016	02/09/2022	0.00
BL-16-01-2745	01/27/2016	747 PONCE DE LEON BLVD	MISCELLANEOUS WORK	REMOVE AND REPLACE 9 EXISTING ANTENNAS (AT&T) \$27,500 PERMIT EXPIRED 11/22/20 AND HAS BEEN EXTENDED DUE TO GOVERNOR EXECUTIVE ORDER NUMBER 20-276 (EMERGENCY MANAGEMENT- EXTENSION OF EXECUTIVE ORDER 20- 52-COVID-19)	final	02/09/2016	02/09/2022	0.00
AB-16-01-2377	01/20/2016	747 PONCE DE LEON BLVD	BOA COMPLETE (LESS THAN \$75,000)	ANTENNAS (9) (AT&T) \$27,500	final	01/21/2016	12/20/2021	0.00
EL-15-09-4047	09/11/2015	747 PONCE DE LEON BLVD	ELEC COMMERCIAL / RESIDENTIAL WORK	REMOVAL OF ANTENNAS (6) (METRO PCS) ELECTRICAL DEMO	final	09/22/2015	02/07/2017	0.00
BL-15-09-3988	09/10/2015	747 PONCE DE LEON BLVD	MISCELLANEOUS WORK	REMOVAL OF ANTENNAS (6) (METRO PCS) \$1,500	final	09/22/2015	02/09/2017	0.00
AB-15-09-3748	09/03/2015	747 PONCE DE LEON BLVD	BOA COMPLETE (LESS THAN \$75,000)	REMOVAL OF ANTENNAS (6) (METRO PCS) \$1,500	final	09/03/2015	02/09/2017	0.00
RC-15-08-4825	08/18/2015	747 PONCE DE LEON BLVD	BLDG RECERT / CRB	40 YEAR BUILDING RECERTIFICATION OR OLDER BUILT (1972)	final	08/18/2015	08/20/2015	0.00
PU-15-03-4640	03/17/2015	747 PONCE DE LEON BLVD	PUBLIC RECORDS SEARCH	REQ A CD OF PERMIT 22329	final	03/17/2015	03/17/2015	0.00
PU-14-12-3809	12/11/2014	747 PONCE DE LEON BLVD	PUBLIC RECORDS SEARCH	REQ COPY OF DRAWINGS	final	12/11/2014	12/11/2014	0.00
EL-12-10-1798	10/26/2012	747 PONCE	ELEC LOW VOLTAGE	LOW VOLT FOR ANTENNAS	final	09/13/2013	11/13/2013	0.00

		DE LEON BLVD	SYSTEM						
BL-12-10-1741	10/25/2012	747 PONCE DE LEON BLVD	ANTENNA	ANTENNA REPLACEMENTS (9) AND EQUIPMENT CABINET \$28,700	final	09/12/2013	11/14/2013	0.00	
AB-12-10-1315	10/19/2012	747 PONCE DE LEON BLVD	BOA COMPLETE (LESS THAN \$75,000)	ANTENNAS (9) \$28,700	final	10/19/2012	11/14/2013	0.00	
AB-12-06-9236	06/18/2012	747 PONCE DE LEON BLVD	BOA COMPLETE (LESS THAN \$75,000)	ANTENNA \$7,500	issued	06/18/2012		0.00	
PU-11-10-7611	10/28/2011	747 PONCE DE LEON BLVD	PUBLIC RECORDS SEARCH	REQ CERT COPY OF PERMIT EL11085086 SYKES INV 469789	final	10/28/2011	10/28/2011	0.00	
BL-11-10-7472	10/26/2011	747 PONCE DE LEON BLVD	ANTENNA	ANTENNAS REPLACEMENT \$14000 ***FOR FINAL BUILDING INSPECTION OF THE ANTENNAS CONNECTION AND THE RECORDED N-O-C*** INSPECTIONS CALLED UNDER THE MASTER PERMIT***	final	10/26/2011	10/26/2011	0.00	
EL-11-08-5086	08/01/2011	747 PONCE DE LEON BLVD	ELEC LOW VOLTAGE SYSTEM	ANTENNAS REPLACEMENT \$14000	final	09/27/2011	01/04/2012	0.00	
ME-11-07-7082	07/22/2011	747 PONCE DE LEON BLVD	MECH COMMERCIAL / RESIDENTIAL WORK	REPLACE HVAC UNIT, ROOFTOP UNIT \$160,000	final	07/29/2011	11/01/2011	0.00	
AB-11-07-7019	07/21/2011	747 PONCE DE LEON BLVD	BOA COMPLETE (LESS THAN \$75,000)	ANTENNAS REPLACEMENT \$14000	issued	07/27/2011		0.00	
BL-10-10-4458	10/08/2010	747 PONCE DE LEON BLVD	ANTENNA	DISCARDED APPL EXPIRED-NSTALL ANTENNAS AND EQUIPMENT CABINET AND STEALTH SCREENING \$35000	canceled		05/16/2013	0.00	
AB-10-10-4004	10/05/2010	747 PONCE DE LEON BLVD	BOA COMPLETE (LESS THAN \$75,000)	CANCELLED SEE BL10104458**INSTALL ANTENNAS AND EQUIPMENT CABINET AND STEALTH SCREENING \$35000	canceled	10/07/2010	05/24/2018	0.00	
ZN-10-03-3065	03/02/2010	747 PONCE DE LEON BLVD	PAINT / RESURFACE FL / CLEAN	EXT PAINT \$45,500 WALLS: SW6121 BEIGE TRIM: SW6119 LT BEIGE	final	03/03/2010	05/09/2012	0.00	
RV-10-02-2749	02/03/2010	747 PONCE DE LEON BLVD	REVISION TO PERMIT	REVISION (STRUCTURAL)	final	03/09/2010	03/09/2010	0.00	
EX-09-11-1745	11/09/2009	747 PONCE DE LEON BLVD	PERMIT EXTENSION & RENEWAL	PERMIT EXTENSION FOR #BL-09-03-2349	final	11/10/2009	11/10/2009	0.00	
BL-09-10-2048	10/01/2009	747 PONCE DE LEON BLVD	MISCELLANEOUS WORK	MODIFY EXIST PLATFORM FOR TELECOMMUNICATIONS EQUIPT @ ROOF ADD RAILINGS FOR OSHA \$19,995	final	04/05/2010	01/11/2011	0.00	
AB-09-09-3129	09/29/2009	747 PONCE	BOA COMPLETE (LESS THAN	MODIFY EXIST PLATFORM FOR	final	09/29/2009	01/11/2011	0.00	

		DE LEON BLVD	\$75,000)	TELECOMMUNICATIONS EQUIPT @ ROOF ADD RAILINGS FOR OSHA \$13900					
BL-09-03-2349	03/20/2009	747 PONCE DE LEON BLVD	ANTENNA	COMMUNICATIONS ANTENNAS \$15,000 CHANGE OF CONTRACTOR FROM BL08010081	final	04/16/2009	04/05/2010	0.00	
PW-09-01-1826	01/14/2009	747 PONCE DE LEON BLVD	UTILITIES (FPL) PERMIT	INSTALLATION OF CONDUIT BY DIRECTIONAL BORE MUST OBTAIN FDOT PERMIT FOR WORK ON STATE ROAD SW 8ST (TAMIAMI TRAIL) \$517	final	01/27/2009	01/27/2009	0.00	
PW-08-08-0563	08/11/2008	747 PONCE DE LEON BLVD	SIDEWALK REPLACEMENT PERMIT	REPLACE SIDEWALK	final	08/11/2008	08/20/2008	0.00	
PL-08-07-0710	07/14/2008	747 PONCE DE LEON BLVD	PLUMB COMMERCIAL / RESIDENTIAL WORK	INSTALL BACKFLOW PREVENTOR \$2,400	final	07/17/2008	12/18/2008	0.00	

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Permit ... ↕	Permit T...	Permit ...	Permit ...	Applicat...	Expirati...	Final ...	Description	Main Ad...
REVR-24-02-1869	Revision to Permit	Residential	Final	02/20/2024		09/06/2024	Modification to equipment on existing communication tower. (SPECIAL INSPECTOR MARC P. MAIER NO. 72513 FOR STEEL CONNECTIONS)	747 PONCE DE LEON BLVD
RECT-23-06-0173	Building Recertification	Recertification	Cancelled	06/02/2023		06/02/2023	***CANCELLED DUPLICATE-SEE RECT-22-05-0064*****	747 PONCE DE LEON BLVD
PEXT-25-09-2269	Permit Extension/ Renewal	Building	Final	09/15/2025		09/17/2025	***09/15/2025*****Modification to equipment on existing communication tower. (SPECIAL INSPECTOR MARC P. MAIER NO. 72513 FOR STEEL CONNECTIONS)	747 PONCE DE LEON BLVD
PEXT-24-07-1027	Permit Extension/ Renewal	Building	Final	07/17/2024		07/31/2024	***07/24/2024***PERMIT RENEWAL FOR ATEL-22-12-0048** Remove and replace existing telecommunications cabinets (6MD1147A Small Cell)	
ELEC-24-01-2057	Electrical Commercial	Generator Plans Review (FDGPR)	Denied	01/08/2024			Replace Backup Diesel Generator. No work on tower equipment.	747 PONCE DE LEON BLVD
ELEC-23-07-1570	Electrical Commercial	Low Voltage	Final	07/27/2023	06/05/2024	12/08/2023	Installation of roof top antennas and supporting equipment for Dish Wireless	747 PONCE DE LEON BLVD
ELEC-22-02-0207	Electrical Commercial	Low Voltage	Issued	02/07/2022	03/15/2026		Modification to equipment on existing communication tower.	747 PONCE DE LEON BLVD
EDEN-23-03-0069	EDEN Legacy Permit	Eden Legacy Electrical	Final	03/03/2023	09/11/2023	09/08/2023	PERMIT TRANSFERRED FROM EDEN PERMIT NO. EL-21-10-7568 ***COMMERCIAL - MODIFY EXISTING TELECOMMUNICATION EQUIPMENT (6MD1147A) \$12,000	747 PONCE DE LEON BLVD
EDEN-23-03-0068	EDEN Legacy Permit	EDEN Legacy Building	Final	03/03/2023	03/08/2024	09/13/2023	CHANGE OF CONTRACTOR FROM EDEN PERMIT NO. BL-21-10-7516*** COMMERCIAL - MODIFY EXISTING TELECOMMUNICATION EQUIPMENT (6MD1147A) \$12,000	747 PONCE DE LEON BLVD
CHON-22-12-0055	Change of Contractor	Building	Final	12/19/2022		03/14/2023	CHANGE OF CONTRACTOR FOR PERMIT BL-21-10-7516	747 PONCE DE LEON
BLDB-24-06-2666	FBC Building (Commercial)	Interior Build-Out/ Interior Alteration/Remodel	Issued	06/30/2024	11/17/2025		ELECTRICAL ROOM. INTERIOR ALTERATIONS. ELECTRICAL ROOM EXPANSION (APPROX 150SQFT) WORK PERFORMED IS REQUIRED FOR BUILDING RECERTIFICATION UNDER PERMIT NUMBERS RECT-22-05-0064 AND ELEC-22-06-0500	747 PONCE DE LEON BLVD
ATEL-22-12-0048	Antennas/Telecommunications	Micro/ Small Wireless facilities	Final	12/09/2022	03/18/2025	09/19/2024	Remove and replace existing telecommunications cabinets (6MD1147A Small Cell)	747 PONCE DE LEON BLVD
ATEL-22-10-0047	Antennas/Telecommunications	Private Property	Final	10/17/2022	07/29/2024	01/31/2024	Installation of roof top antennas and supporting equipment for Dish Wireless	747 PONCE DE LEON BLVD
ATEL-22-10-0045	Antennas/Telecommunications	Micro/ Small Wireless facilities	Cancelled	10/10/2022		10/17/2022	CANCELLED - SEE - ATEL-22-10-0047 *** FOR PERMIT AND REVIEW ****	747 PONCE DE LEON BLVD
ATEL-22-02-0020	Antennas/Telecommunications	Private Property	Issued	02/02/2022	03/15/2026		Modification to equipment on existing communication tower. (SPECIAL INSPECTOR MARC P. MAIER NO. 72513 FOR STEEL CONNECTIONS)	747 PONCE DE LEON BLVD



The City of Coral Gables

Development Services Department

CITY HALL 405 BILTMORE WAY

CORAL GABLES, FLORIDA 33134

August 20, 2015

747 Ponce de Leon LLC
747 Ponce de Leon Blvd. #700-1
Coral Gables, FL 33134

LETTER OF BUILDING RECERTIFICATION IN ACCORDANCE WITH SECTION 8-11(f) OF THE CODE OF MIAMI-DADE COUNTY

PROPERTY FOLIO: # 03-4105-091-0001

ADDRESS: 747 Ponce de Leon Blvd.

Dear Property Owner/Manager:

This Office is in receipt of your structural and electrical report stating that the above referenced building has been examined and found to be structurally and electrically safe for its continued occupancy.

Based on acceptance of this report, we herewith grant this LETTER OF RECERTIFICATION for the above subject premises in accordance with Section 8-11(f) of the Code of Miami-Dade County.

The expiration date of this approval, as stated in said Code, is 10 years from 2012. This recertification letter does not exclude the building from subsequent inspections as deemed necessary by the Building Official, as specified in the Florida Building Code.

As a routine matter, and in order to avoid possible misunderstanding, nothing in this letter should be construed directly, or indirectly as a guarantee of the safety of any portion of this structure. However, based on the term stated in Section 8-11(f) of the Code, continued occupancy of the building will be permitted in accordance with the minimum procedural guidelines for the recertification structural/electrical report on file with this office.

Yours truly,

A handwritten signature in blue ink, appearing to read "Manuel Z. Lopez", is written over the printed name.

Manuel Z. Lopez, P.E.
Building Official

City's Exhibit #4



The City of Coral Gables

Development Services Department
CITY HALL 405 BILTMORE WAY
CORAL GABLES, FLORIDA 33134

1/3/2022

VIA CERTIFIED MAIL

747 PONCE CONDOMINIUM ASSOCIATION, INC.
C/O SERGIO MACIA
747 PONCE DE LEON BLVD, SUITE 600
CORAL GABLES, FL 33134

7020 3160 0001 1022 3530

RE: 747 PONCE DE LEON BLVD
FOLIO # 03-4105-091-0010

Notice of Required Inspection For Recertification of 40 Years or Older Building

Dear Property Owner:

Per the Miami-Dade County Property Appraiser's office the above referenced property address is forty (40) years old, or older, having been built in 1972. In accordance with the Miami-Dade County Code, Chapter 8, Section 8-11(f), a Florida Registered Architect or Professional Engineer must inspect said building and a **completed** Recertification Report ("Report") must be submitted by you to this Department within **ninety (90) calendar days from the date of this letter**. A completed Report includes 1) cover letter(s) stating the structure meets (or does not meet) the electrical and structural requirements for recertification, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form and 5) Parking Lot Guardrails Requirements Form. Note all paperwork submitted must be the original signed and sealed documents (no copies). Submittal of the Report does not constitute recertification; it must be **approved** by this Department and the Letter of Recertification must be issued.

Once a completed Report is submitted to this Department and repairs or modifications are found to be necessary, the Building Official is able to grant an extension of one hundred fifty (150) calendar days from the date of this letter to obtain the necessary permits and perform the repairs. The structure will be recertified once a *revised* Report is submitted and approved, and all required permits are closed.

The Architect or Engineer may obtain the required Form, "*Minimum Inspection Procedural Guidelines for Building Recertification*," from the following link: http://www.miamidade.gov/pa/property_recertification.asp. **The Recertification Report fee of \$500.00 and additional document and filing fees shall be submitted to the Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, Florida, 33134. In order to avoid delays submit in person in order to calculate the fees accordingly.**

Failure to submit the required Report within the allowed time will result in **declaring the structure unsafe** and referring the matter to the City's Construction Regulation Board ("Board") without further notice; a \$600.00 administrative fee will be imposed at that time. The Board may impose additional fines of \$250.00 for each day the violation continues, may enter an order of demolition, and may assess all costs of the proceedings along with the cost of demolition and any other required action.

The completed Report may be submitted Monday through Friday, 7:30am to 3:20pm to this Department. Contact Virginia Goizueta at vgoizueta@coralgables.com if any questions regarding building recertification.

Thank you for your prompt attention to this matter.

Manuel Z. Lopez, P.E.
Building Official

City's Exhibit #5



The City of Coral Gables

Development Services Department

CITY HALL 405 BILTMORE WAY

CORAL GABLES, FLORIDA 33134

4/4/2022

747 PONCE CONDOMINIUM ASSOCIATION, INC.

C/O SERGIO MACIA

747 PONCE DE LEON BLVD, SUITE 600

CORAL GABLES, FL. 33134

7021 2720 0001 4959 2407

RE: 747 PONCE DE LEON BLVD

FOLIO # 03-4105-091-0010

Notice of Required Inspection For Recertification of 40 Years or Older Building – **SECOND NOTICE**

Dear Property Owner:

In a certified letter dated 1/3/2022, this Department notified you the property referenced above requires Building Recertification pursuant to Miami-Dade County Code, Chapter 8, Section 8-11(f). The letter informed you it was necessary to submit to this Department a completed Report prepared by a licensed architect or engineer within ninety (90) calendar days certifying the structure meets the requirements for recertification provided under the Minimum Inspection Procedural Guidelines for Building Recertification.

Please be advised the submittal of the Report is overdue and the **structure has been deemed unsafe** due to 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. A completed Report includes: 1) cover letter(s) stating the structure meets the electrical and structural requirements for recertification from a Florida Registered Architect or Professional Engineer that inspects said building, 2) Building Structural Report, 3) Building Electrical Report, 4) Parking Lot Illumination Standards Form and 5) Parking Lot Guardrails Requirements Form; no additional documents or photographs are necessary. Note all paperwork submitted must be the original signed and sealed documents (no copies). **Additionally you will need to register in the new permitting system to submit report, see the instructions attached.**

Failure to submit the completed Report within thirty (30) calendar days from the date of this letter will result in forwarding the matter to the City's Construction Regulation Board for further review and determination. The completed Report may be submitted Monday through Friday, 7:30am to 2:30pm to this Department. Contact Virginia Goizueta at vgoizueta@coralgables.com if any questions regarding building recertification.

Please govern yourself accordingly.

Sincerely,

A handwritten signature in blue ink, appearing to read "Manuel Z. Lopez".

Manuel Z. Lopez, P.E.
Deputy Building Official



The City of Coral Gables

Development Services Department
CITY HALL 405 BILTMORE WAY
CORAL GABLES, FLORIDA 33134

6/6/2022

*Sent via first class and
certified mail,
return receipt number:*

7021 1970 0000 4016 1388

747 Ponce Condominium Association, Inc.
747 Ponce De Leon Blvd, Suite 600
Coral Gables, Fl. 33134

ADDRESS: 747 Ponce De Leon Blvd
PROPERTY FOLIO: 03-4105-091-0010

Dear Property Owner:

This Department has received the Building Recertification Report ("Report"), prepared by the Professionals listed below, that you submitted for the above property address. Please note the Report indicates remedial repairs must be done to the structure in order for it to meet minimum requirements stipulated for continued occupancy as prescribed in the Miami-Dade County code, Section 8-11.

The Professional that completed the Structural Report is:
Alexander Rochell, P.E.
PE # 60735
1500 NW 89 Ct., Suite 212
Doral, Fl. 33172
305-649-4049

The professional that completed the Electrical Report is:
Amarillis Rodriguez, P.E.
PE # 60236
2020 Ponce De Leon Blvd., Suite 1002
Coral Gables, Fl. 33134
305-444-9809

If you have any questions regarding this Report, please contact the original architect/engineer which prepared the Report.

A letter from Alexander Rochell, P.E from Rochell Engineering, Inc. dated April 22, 2022 has been submitted indicating "the building, although not suitable for recertification, it does not pose an immediate threat to life and may continue occupancy until repairs are completed".

In addition, if repairs are not completed within 180 days of the date of this letter, the City may declare the structure unsafe and take emergency action, pursuant to Section 105-96 of the City Code, to order that the Structure be vacated and to secure the Structure by installing a fence around the perimeter of the Property ("Emergency Action"). Additionally, The City may request that Florida Power and Light, without any further notice, disconnect the power to the Structure. The City may impose a special assessment lien on the property for the cost of the corrective Emergency Action, pursuant to Section 105-98 of the City Code.

Please note that it shall be unlawful for any person, firm, or corporation or their agents to remove this notice without written permission from the Building Official.

Once the repairs have been completed the original architect/engineer shall provide a follow-up Report and cover letter (s) indicating the structure is now recommended for recertification.

Sincerely,

A handwritten signature in blue ink, appearing to read "Manuel Z. Lopez", with a stylized flourish at the end.

Manuel Z. Lopez P.E.
Deputy Building Official

cc: Peter J Iglesias, P.E., City Manager
Chief Troy Easley, Fire Marshall
Miriam Soler Ramos, Esq., B.C.S., City Attorney
Cristina M. Suarez, Deputy City Attorney and City Prosecutor
Suramy Cabrera, P.E., Building Official
Warren Adams, Historical Resources and Cultural Arts Director
Martha Pantin, Communications & Public Affairs Division Director
Terri Sheppard, Code Enforcement Field Supervisor
Construction Regulation Board File

Tracking Number:

Remove X

70212720000149592407

Copy Add to Informed Delivery (<https://informedelivery.usps.com/>)

Latest Update

Your item was delivered to the front desk, reception area, or mail room at 3:52 pm on April 8, 2022 in MIAMI, FL 33134.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Front Desk/Reception/Mail Room

MIAMI, FL 33134
April 8, 2022, 3:52 pm

See All Tracking History

Feedback

Text & Email Updates



USPS Tracking Plus®



Product Information



See Less ^

Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs

Tracking Number:

Remove X

70203160000110223530

Copy Add to Informed Delivery (<https://informedelivery.usps.com/>)

Latest Update

Your item was delivered to the front desk, reception area, or mail room at 2:33 pm on January 6, 2022 in MIAMI, FL 33134.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Front Desk/Reception/Mail Room

MIAMI, FL 33134
January 6, 2022, 2:33 pm

See All Tracking History

Feedback

Text & Email Updates



USPS Tracking Plus®



Product Information



See Less ^

Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs

BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,
Petitioner,

Case No. 22-5121
RECT-22-05-0064

vs.

747 Ponce Condominium Association Inc.
C/O Dr. Juan C. Erro, Registered Agent
747 Ponce De Leon Blvd, Ste 202- office
Coral Gables, FL 33134-2072
Respondent.

Certified Mail Return Receipt & Via USPS Regular Mail
7020 1290 0001 5682 9280

NOTICE OF INTENT TO LIEN AND HEARING

Date: October 9, 2025

Re: 747 Ponce De Leon Blvd, Coral Gables, FL 33134, LOTS 8 THRU 12 BLK 21 AS DESC IN,
CORAL GABLES FLAGLER ST SEC, PB 10-12 and 03-4105-091-0001 ("Property").

On January 11, 2023, the City's Construction Regulation Board entered an order in this matter imposing a deadline for compliance and providing for the accrual of fines for each day that the non-compliance continues and for payment of administrative and investigative costs, as applicable ("Order"). According to our records, the property has not been recertified & you did not comply with the deadline in the Order or pay the costs. Moreover, fines have accrued that also have not been paid. Therefore, the City intends to record a certified copy of the Order in the Public Records of Miami-Dade County, Florida, which will constitute a lien.

The amount currently due is \$248,750, which may be accruing additional fines on a daily basis and may include administrative and investigative costs.

Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Fairchild Tropical Boardroom, 427 Biltmore Way, Coral Gables, Florida 33134, on October 20, 2025, at 2:00 p.m. The hearing shall be strictly limited to determining whether and when you corrected the code violations and paid the civil penalties and costs, if any, as required by the Order of the Board previously entered in this case. The Board may also issue an order, having the force of law, commanding whatever steps are necessary to bring a violation into compliance, to enforce Article III of Chapter 105, of the City Code, or as otherwise authorized by Section 101-57 of the City Code. Any applicable fines shall continue to accrue while the hearing is pending and, if you are not successful at the hearing, fines will have accrued retroactive to the deadline in the Order. You shall also be liable for the reasonable costs of the administrative hearing, if you are unsuccessful at the hearing.

Please note that, as provided in the Board's Order and notwithstanding the pending hearing, **the Building Official may take further enforcement action, to immediately, and without further order from the Board, order that the structure BE VACATED, boarded, secured, and posted (including, but not limited to, requesting the electric utility to terminate service to the Structure) to prevent further occupancy and the City may DEMOLISH the Structure.** The City may sell as salvage or require the demolition contractor to dispose of the contents of the Structure. The Board may also enter an order of demolition and assess all costs of the proceedings and demolition and other required action for which the

City's Exhibit #6

City shall have a lien against the Owner and the Property. Until the Structure is recertified in compliance the terms of the Board's Order, the City shall not issue any further development approvals for the Property, including, but not limited to, building permits, unless the development approval is required to comply with the terms of the Board's Order.

You have the right to be represented by an attorney and may present and question witnesses and evidence; however, formal rules of evidence shall not apply. Failure to appear at the hearing will result in the matter being heard in your absence. Please be advised that if someone other than an attorney will be attending the hearing on your behalf, he or she must provide a power of attorney from you at the time of the hearing. Requests for continuance must be made in writing to Analyn Hernandez, Secretary to the Board, at City of Coral Gables, Development Services Department, 427 Biltmore Way, Coral Gables, FL 33134, ahernandez2@coralgables.com, tel: (305) 460-5250. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 2:30 p.m. and the main number is (305) 460-5245, ext. 0. Your immediate attention to this matter would be appreciated. Please call me to discuss your options regarding fines associated with this case.

Sincerely,

Analyn Hernandez

Analyn Hernandez
Secretary to the Board

NOTICES

Any person who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, must register with the City Clerk, prior to engaging in lobbying activities before the city staff, boards, committees and/or the City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall.

Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Board, with respect to any matter considered at such hearing or meeting, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made; which record includes the testimony and evidence upon which the appeal is to be based. Although a court reporter usually attends the hearing at the City's cost, the City is not required to provide a transcript of the hearing, which the Respondent may request at the Respondent's cost.

Any person who needs assistance in another language in order to speak during the public hearing or public comment portion of the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta, Esq., Director of Labor Relations and Risk Management (E-mail: relejabarrieta@coralgables.com, Telephone: 305-722-8686, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.

Any person with a disability requiring communication assistance (such as a sign language interpreter or other auxiliary aide or service) in order to attend or participate in the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta, Esq., Director of Labor Relations and Risk Management (E-mail: relejabarrieta@coralgables.com, Telephone: 305-722-8686, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.

CC:



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPARTMENT
Affidavit of Posting

Title of Document Posted: Notice of Intent to Lien and Hearing

I, Sebastian Ramos, DO HEREBY SWEAR/AFFIRM THAT
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE
ADDRESS OF 747 Ponce De Leon Blvd, ON 10/9/25 AT
11:45 am.

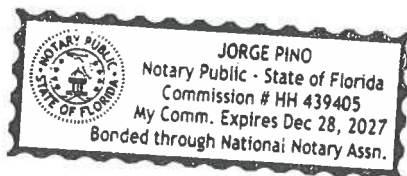
Sebastian Ramos
Employee's Printed Name

[Signature]
Employee's Signature

STATE OF FLORIDA)
SS.
COUNTY OF MIAMI-DADE)

Sworn to (or affirmed) and subscribed before me by means of ___ physical presence or ___ online
notarization, this 10 day of Oct, in the year 2025, by
Sebastian Ramos who is personally known to me.

My Commission Expires:



[Signature]
Notary Public

City's Exhibit #7

**BEFORE THE CONSTRUCTION REGULATION BOARD
FOR THE CITY OF CORAL GABLES**

CITY OF CORAL GABLES,
Petitioner,

Case No. 22-5121
RECT-22-05-0064

vs.

747 Ponce Condominium Association Inc.
C/O Dr. Juan C. Erro, Registered Agent
747 Ponce De Leon Blvd, Ste 202- office
Coral Gables, FL 33134-2072
Respondent.

Certified Mail Return Receipt & Via USPS Regular Mail
7020 1290 0001 5682 9280

NOTICE OF INTENT TO LIEN AND HEARING

Date: October 9, 2025

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Oct 9, 2025

City's Exhibit #8







[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Not For Profit Corporation

747 PONCE CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number	N03000008827
FEI/EIN Number	75-3136187
Date Filed	10/10/2003
State	FL
Status	ACTIVE

Principal Address

747 PONCE DE LEON BLVD
SUITE 202-OFFICE
CORAL GABLES, FL 33134

Changed: 01/10/2024

Mailing Address

747 PONCE DE LEON BLVD
SUITE 202-OFFICE
CORAL GABLES, FL 33134

Changed: 01/10/2024

Registered Agent Name & Address

CLAVERO, OMAR
747 PONCE DE LEON BLVD
SUITE 202-OFFICE
CORAL GABLES, FL 33134

Name Changed: 01/10/2024

Address Changed: 01/10/2024

Officer/Director Detail

Name & Address

City's Exhibit #9

Title DIRECTOR

ERRO, JUAN C, Dr.
747 PONCE DE LEON BLVD.
SUITE 202-OFFICE
CORAL GABLES, FL 33134

Title President

BRACERAS, WILFRED
747 PONCE DE LEON BLVD.
SUITE 202-OFFICE
CORAL GABLES, FL 33134

Title Secretary, Treasurer

SABATES, CARLOS A., Dr.
747 PONCE DE LEON BLVD.
SUITE 202-OFFICE
Coral Gables, FL 33134

Annual Reports

Report Year	Filed Date
2023	01/18/2023
2024	01/10/2024
2025	02/07/2025

Document Images

02/07/2025 -- ANNUAL REPORT	View image in PDF format
01/10/2024 -- ANNUAL REPORT	View image in PDF format
01/18/2023 -- ANNUAL REPORT	View image in PDF format
01/28/2022 -- ANNUAL REPORT	View image in PDF format
02/16/2021 -- ANNUAL REPORT	View image in PDF format
02/27/2020 -- ANNUAL REPORT	View image in PDF format
04/08/2019 -- ANNUAL REPORT	View image in PDF format
04/10/2018 -- ANNUAL REPORT	View image in PDF format
02/23/2017 -- ANNUAL REPORT	View image in PDF format
03/16/2016 -- ANNUAL REPORT	View image in PDF format
04/07/2015 -- ANNUAL REPORT	View image in PDF format
03/24/2014 -- ANNUAL REPORT	View image in PDF format
03/25/2013 -- ANNUAL REPORT	View image in PDF format
02/09/2012 -- ANNUAL REPORT	View image in PDF format
03/28/2011 -- ANNUAL REPORT	View image in PDF format
02/25/2010 -- ANNUAL REPORT	View image in PDF format

03/18/2009 -- ANNUAL REPORT	View image in PDF format
02/19/2008 -- ANNUAL REPORT	View image in PDF format
02/12/2007 -- ANNUAL REPORT	View image in PDF format
03/01/2006 -- ANNUAL REPORT	View image in PDF format
02/18/2005 -- ANNUAL REPORT	View image in PDF format
03/29/2004 -- ANNUAL REPORT	View image in PDF format
10/10/2003 -- Domestic Non-Profit	View image in PDF format

Florida Department of State, Division of Corporations



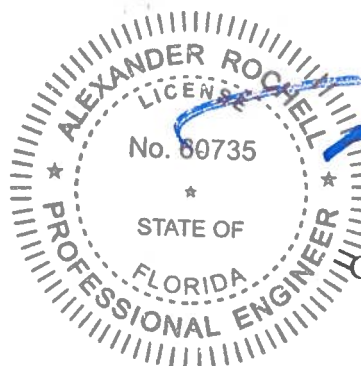
City of Coral Gables
Development Services

47
RECT-22-05-0064

747 PONCE DE LEON BLVD.

ROCHELL ENGINEERING, INC.

**Recertification of 50 Year Old Building For:
747 Ponce de Leon Blvd.
Coral Gables, FL 33134**

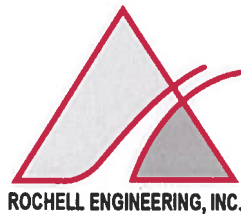


57822

Alexander Rochell, P.E.

FL Registration No. 60735

Cert. of Authorization No. 27054



April 22, 2022

Building Official
City of Coral Gables Building & Zoning Dept.
405 Biltmore Way
Coral Gables, Florida 33134

Re: 50-Year Building Recertification
747 Ponce de Leon Boulevard
Coral Gables, FL 33134
Folio No. 03-4105-091-0010

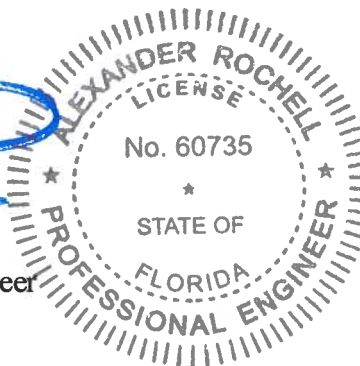
Dear Building Official,

I, Alexander Rochell, Professional Engineer, have been retained to perform the Structural portion of the Building Recertification for the above-mentioned property. Enclosed you will find the structural report for the required 50-Year Building Recertification by the City of Coral Gables. I hereby attest that to the best of my knowledge, belief and professional judgment, the building is structurally safe for its use and present occupancy, in compliance with Section 8-11 (F) of the Miami-Dade County Administrative Code. Please allow this letter to serve as our recertification of the above noted property.

As a routine matter, in order to avoid any possible misunderstanding, nothing in this report should be construed directly or indirectly as a guarantee for any portion of the structure. To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the building. Should you have any question regarding the above, please do not hesitate to contact our office.

Respectfully,


Alexander Rochell, P.E.
Florida Professional Engineer
Registration No. 60735





MINIMUM INSPECTION PROCEDURAL GUIDELINES
FOR BUILDING STRUCTURAL RECERTIFICATION

CASE REFERENCE NUMBER:

7021-2720-0001-4959-2407

JURISDICTION NAME:

Coral Gables

LICENSEE NAME: Alexander Rochell, PE

TITLE: Structural Engineer

ADDRESS: 1500 NW 89th Court - Suite 212

Doral, FL 33172

SIGNATURE:

*Use separate sheets for additional responses by referencing the report number.

1. DESCRIPTION OF BUILDING

a. Name on Title: 747 Ponce Condominium Association, Inc.

b. Building Street Address: 747 Ponce de Leon Blvd.- Suite 600, Coral Gables, FL 33134

Bldg. #:

c. Legal Description: Lots 8 to 12 in Block 21 of Coral Gables, Flagler Street, Section 10

Attached: ☐

d. Owner's Name: 747 Ponce Condominium Association, Inc.

e. Owner's Mailing Address: 747 Ponce de Leon Blvd.- Suite 600, Coral Gables, FL 33134

f. Folio Number of Property on which Building is Located: 03-4105-091-0010

g. Building Code Occupancy Classification: 1818 Office Building – Multistory: Condominium - Commercial

h. Present Use: Office Building

i. General Description of building (overall description, structural systems, special features):

Seven-story office building with multi-level parking garage built with CMU walls with beam & column structural framing supported on concrete spread foundations, concrete slabs floor and roof framing built in 1972 with a total adjusted square footage is 58,323 square feet. There is a two-elevator shear wall core as well as three separate stairs extending throughout all the floor levels.

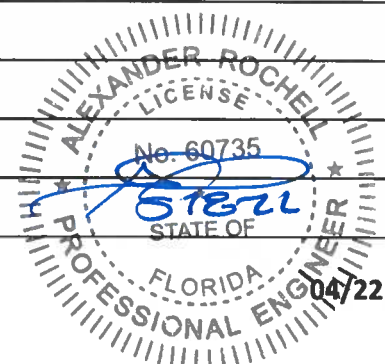
j. Number of Stories: 7

k. Is this a Threshold Building as per 553.71(12) F.S. (Yes/No): Yes

l. Provide an aerial of the property identifying the building being certified on a separate sheet. Attached: ☒

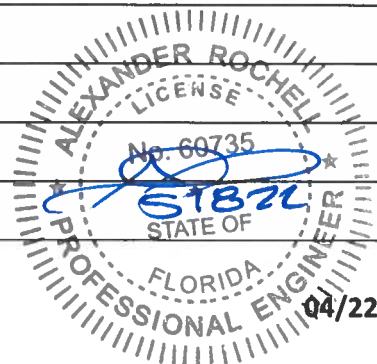
m. Additional Comments:

NONE



n. Additions to original structure:	
NONE	
o. Total Actual Building Area of all floors: 58,323	S.F.

2. INSPECTIONS
a. Date of Notice of Required Inspection: April 4, 2022
b. Date(s) of actual inspection: April 5, 2022 and April 12, 2022
c. Name, license number, discipline of practice, and qualifications of licensee submitting report: Alexander Rochell, P.E. Florida Registration No. 60735, Structural Engineer - State of Florida Threshold Inspector No. 60735
d. Description of laboratory or other formal testing, if required, rather than manual or visual procedures: No laboratory or other formal testing was performed for this inspection.
e. Are Any Structural Repairs Required? (YES/NO): Yes
1. If required, describe, and indicate acceptance: The barrier cables located in the Parking Garage need replacement.
f. Can the building continue to be occupied while recertification and repairs are ongoing? (YES/NO): Yes
1. Explanation/Conditions:
g. Is it recommended that the building be vacated? (YES/NO): No
h. Has the property record been researched for violations or unsafe cases? (YES/NO): No
1. Explanation/Comments:



3. SUPPORTING DATA

- a. 2 Additional sheets of written data
- b. 20 Photographs provided (where required plus each building elevation)
- c. 0 Drawings or sketches (aerial, site, footprint, etc.)
- d. 0 Test reports

4. FOUNDATION

a. Describe the building foundation:

Foundations consist of 4-PC and 7-PC concrete pile caps supported on 14"x14" precast concrete piles at column supports and regular spread foundations ranging from 2'-0" wide to 4'-0" wall foundations at exterior walls for both the Main Building and Parking Garage.

b. Is wood in contact or near soil? (Yes/No): No

c. Signs of differential settlement? (Yes/No): No

d. Describe any cracks or separation in the walls, columns, or beams that signal differential settlement:

PROVIDE PHOTO

None observed

e. Is water drained away from the foundation? (Yes/No): Yes

f. Is there additional sub-soil investigation required? (Yes/No): No

1. Describe:

5. PRESENT CONDITION OF OVERALL STRUCTURE

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

PROVIDE PHOTO

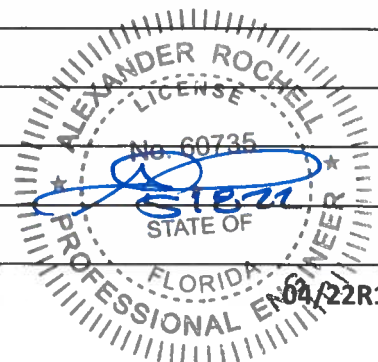
1. Bulging: Good Condition

2. Settlement: Good Condition

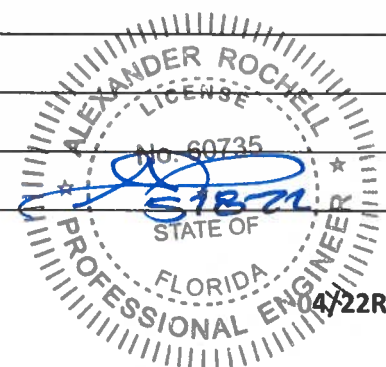
3. Deflections: Good Condition

4. Expansion: Good Condition

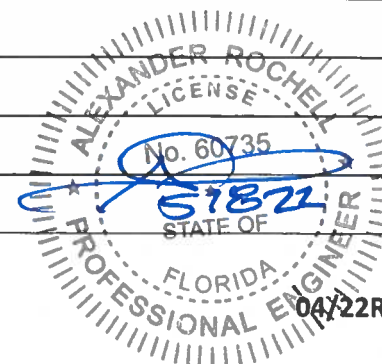
5. Contraction: Good Condition



b. Portion showing distress: (Note, beams, columns, structural walls, floor, roofs, other)	PROVIDE PHOTO
Some small hairline cracks present on perimeter exterior walls stucco and roof parapet walls, as well as the top surface of the parking garage slabs.	
c. Surface conditions: Describe general conditions of finishes, cracking, spalling, peeling, signs of moisture penetration and stains.	PROVIDE PHOTO
Small hairline cracks on the stucco of the perimeter exterior walls. Concrete beams and columns do not show any signs of distress. The top surface of the parking garage concrete slabs show minor to medium size cracks and spalling due to lack of waterproofing membrane. Overall the surface conditions of the office building are GOOD. The surface conditions of the parking garage can be described as FAIR.	
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.	PROVIDE PHOTO
Identified cracks on exterior walls are classified as HAIRLINE to FINE in size, with less than 1mm in width. The cracks on the Parking Garage are classified as FINE to MEDIUM in size.	
e. General extent of deterioration: Cracking or spalling of concrete or masonry, oxidation of metals; rot or borer attack in wood.	PROVIDE PHOTO
Only cracking on the stucco face of exterior masonry walls was observed. The general extent of deterioration is confined to a few random isolated areas located on the Parking Garage. No spalling of concrete beams or columns was observed. No rot or borer attack on wood was observed.	
f. Previous patching or repairs (Provide description and identify location):	PROVIDE PHOTO
Repairs to minor spalling noticed in some of the exterior walls has been noticed; however, they are related to the 40-year recertification performed in 2015.	
g. Nature of present loading: (Indicate residential, commercial, storage, other - estimate magnitude for each level)	
Commercial office building typical loading: Live loads = 50 psf / Dead Loads = 25 psf	
Parking Garage: Live loads = 50 psf / Dead Loads = 15 psf	
h. Signs of overloading? (Yes/No): No	
1. Describe:	



6. MASONRY BEARING WALL: (Indicate good, fair, poor on appropriate lines)		PROVIDE PHOTO
a. Concrete masonry units: GOOD		
b. Clay tile or terra cotta units: N/A		
c. Reinforced concrete tie columns: GOOD		
d. Reinforced concrete tie beams: GOOD		
e. Lintel: GOOD		
f. Other type bond beams:		PROVIDE PHOTO
g. Exterior masonry finishes (choose those that apply):		
1. Stucco: GOOD		
2. Veneer: GOOD		
3. Paint only: GOOD		
4. Other (describe):		
N/A		
h. Interior masonry finishes (choose those that apply):		
1. Vapor barrier:		
2. Furring and plaster: GOOD		
3. Paneling: GOOD		
4. Paint only: GOOD		
5. Other (describe):		
N/A		
i. Cracks:		PROVIDE PHOTO
1. Location (note beams, columns, other): Exterior stucco		
2. Description:		
Hairline to fine cracks on exterior masonry walls		
j. Spalling		PROVIDE PHOTO
1. Location (note beams, columns, other): No spalling noticed during this inspection		
2. Description:		

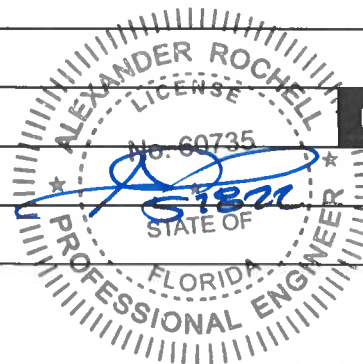


k. Rebar corrosion (indicate on lines 1-4):	PROVIDE PHOTO
1. None visible: ☒	
2. Minor (patching will suffice):	
3. Significant (but patching will suffice):	
4. Significant (structural repairs required)	
l. Samples chipped out for examination in spalled areas (Yes/No): No	
1. Yes – describe color, texture, aggregate, general quality:	

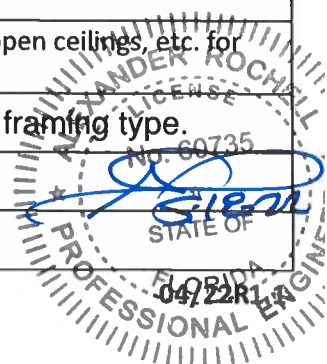
7. FLOOR AND ROOF SYSTEM

a. Roof (Must provide)

1. Describe (roof shape, type roof covering, type roof deck, framing system, condition):	PROVIDE PHOTO
Roof framing for this office building consists of a 6-inch reinforced concrete slab supported on the exterior load-bearing masonry walls and concrete columns/beams at interior supports, which appears to be in GOOD overall condition.	
2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of supports:	PROVIDE PHOTO
Air conditioning equipment (condensing units) on steel framing are present on Parking Garage top level and the roof level of the Main Building. The condition of the supports is GOOD. All condensing units (RTUs) are required to have hurricane straps (Refer to Photographs).	
3. Describe roof drainage system, main and overflow, and indicate condition:	PROVIDE PHOTO
Roof drainage consists of 4-inch diameter drainage pipes at slab and secondary drains scuppers at parapets/low walls. FAIR condition.	
4. Describe parapet build and current conditions:	PROVIDE PHOTO
Parapet is an extension of the 8" x 36" concrete beam present at the perimeter of the Main Building, which appears to be in GOOD overall condition.	
5. Describe mansard build and current conditions:	PROVIDE PHOTO
NONE	



6. Describe roofing membrane/covering and current conditions:	PROVIDE PHOTO
The roof of the Main Building is covered by a waterproofing membrane over the concrete slab, which appears to be in GOOD overall condition.	
7. Describe any roof framing member with obvious overloading, overstress, deterioration or excessive deflection:	PROVIDE PHOTO
NONE	
8. Note any expansion joints and condition:	PROVIDE PHOTO
Expansion joints were observed between the Parking Garage and Building, which is GOOD overall condition.	
b. Floor system(s):	
1. Describe the floor system at each level, framing, material, typical spans and indicate condition:	PROVIDE PHOTO
Floor system consist of 6-inch reinforced concrete slabs supported on the exterior load-bearing masonry walls and concrete columns/beams at interior supports.	
2. Balconies: Indicate location, framing system, material, and condition:	PROVIDE PHOTO
Balconies above main entrance on each level (See Photo) Concrete slab and low masonry wall. GOOD condition.	
3. Stairs and escalators: indicate location, framing system, material, and condition:	PROVIDE PHOTO
Interior concrete framed stairs in GOOD condition.	
4. Ramps: indicate location, framing type, material, and condition:	PROVIDE PHOTO
Concrete ramps are present on each level of the Parking Garage. Observed to be in GOOD condition.	
5. Guardrails: describe type, material, and condition:	PROVIDE PHOTO
Guardrails at stairs were observed to be in GOOD 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.	
During this inspection ceilings in a couple of locations were exposed to inspect the framing type.	



8. STEEL FRAMING SYSTEM

a. Description of system at each level:

PROVIDE PHOTO

No steel framing was observed during this inspection, except for the exterior fences and entrance doors. The steel barrier cables on the Parking Garage should be replaced due to the excess corrosion observed, which reduces its effectiveness. Refer to attached picture part of the Appendix.

b. Steel members: describe condition of paint and degree of corrosion:

PROVIDE PHOTO

The steel fences and entrance doors were observed in GOOD condition.

c. Steel connections: describe type and condition:

PROVIDE PHOTO

The connections were observed to be rust-free and in GOOD condition.

d. Concrete or other fireproofing: note any cracking or spalling of encased member and note where any covering was removed for inspection:

PROVIDE PHOTO

N/A

e. Identify any steel framing member with obvious overloading, overstress, deterioration, or excessive deflection (provide location):

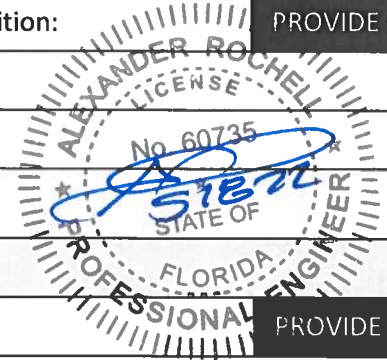
PROVIDE PHOTO

NONE

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

PROVIDE PHOTO

GOOD Condition



9. CONCRETE FRAMING SYSTEM

a. Full description of concrete structural framing system:

PROVIDE PHOTO

Lateral resisting system for residential building consists of concrete beams and concrete columns at exterior perimeter with infill panels of load-bearing masonry walls, supported on regular spread concrete and pile caps foundations. The concrete framing system was observed to be in GOOD condition.

b. Cracking

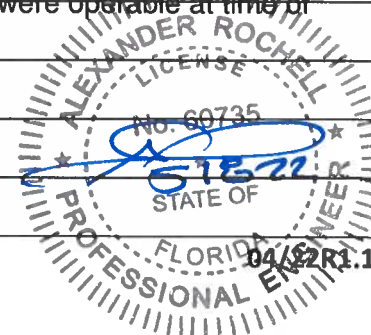
1. Significant or Not significant: Some minor settlement cracks were observed on the existing CMU walls and concrete beams.

2. Location and description of members affected and type cracking:

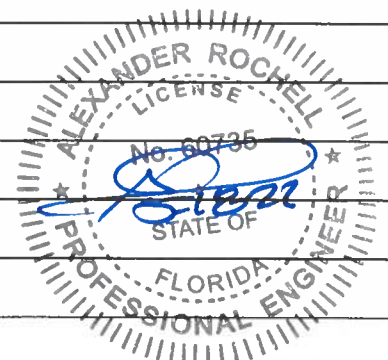
Cracks are located at re-entrant corners of existing masonry openings for doors and windows. Refer to Photographs.

c. General condition	
Concrete beams and columns are in GOOD condition.	
d. Rebar corrosion – check appropriate line	
1. None visible: ☒	
2. Location and description of members affected and type cracking:	PROVIDE PHOTO
NONE present	
3. Significant but patching will suffice:	PROVIDE PHOTO
4. Significant: structural repairs required (describe):	PROVIDE PHOTO
e. Samples chipped out in spall areas:	
1. No: ☒	PROVIDE PHOTO
2. Yes, describe color, texture, aggregate, general quality:	
f. Identify any concrete framing member with obvious overloading, overstress, deterioration, or excessive deflection:	PROVIDE PHOTO

10. WINDOWS, STOREFRONTS, CURTAINWALLS AND EXTERIOR DOORS	
a. Windows/Storefronts/Curtainwalls	PROVIDE PHOTO
1. Type (Wood, steel, aluminum, vinyl, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other):	
All large windows are aluminum type fixed panel windows as observed throughout the entirety of the units, but smaller windows located in the rear of the units are single hung. All tested windows were operable at time of inspection.	
2. Anchorage: type and condition of fasteners and latches:	
Steel latches with 1/4" diameter TAPCON screws in GOOD condition.	

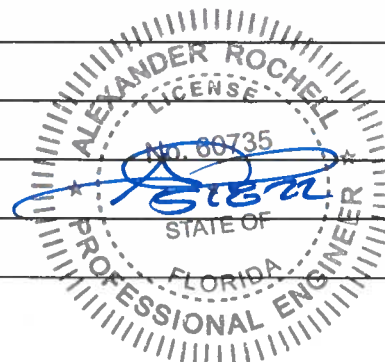


3. Sealant: type and condition of perimeter sealant and at mullions:	
Urethane type sealants observed in FAIR condition.	
4. Interiors seals: type and condition at operable vents:	
NONE observed	
5. General condition:	
All windows are in FAIR condition; however, windows will have to be tested before the next recertification process due within the next ten years.	
6. Describe any repairs needed:	
NONE	
b. Structural Glazing on the exterior envelope of Threshold Buildings (Yes/No): No	
1. Previous Inspection Date:	
2. Description of Curtain Wall Structural Glazing and adhesive sealant:	
3. Describe Condition of System:	
c. Exterior Doors	PROVIDE PHOTO
1. Type (Wood, Steel, Aluminum, Sliding Glass Door, other):	
Steel Doors	
2. Anchorage: type and condition of fasteners and latches:	
Steel latches with 1/4" diameter TAPCON screws in GOOD condition.	
3. Sealant: type and condition of sealant:	
Urethane type sealants observed in GOOD condition.	



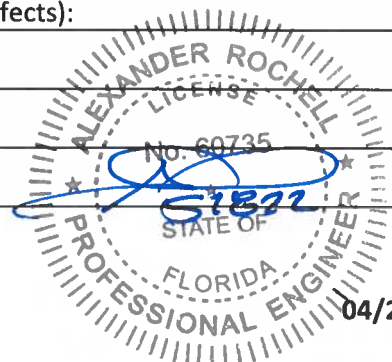
4. General condition:
GOOD
5. Describe any repairs needed:
NONE required

11. WOOD FRAMING	
a. Fully describe wood framing system:	PROVIDE PHOTO
The only wood framing observed were the interior wood stud partitions.	
b. Indicate the condition of the following:	PROVIDE PHOTO
1. Walls:	
The wood framed partition walls are in GOOD condition.	
2. Floors:	
N/A	
3. Roof member, roof trusses:	
N/A	
c. Note metal connectors (i.e., angles, plates, bolts, split pintles, other, and note condition):	PROVIDE PHOTO
N/A	
d. Joints: note if well fitted and still closed:	PROVIDE PHOTO
N/A	



e. Drainage: note accumulations of moisture	PROVIDE PHOTO
NONE	
f. Ventilation: note any concealed spaces not ventilated:	PROVIDE PHOTO
NONE observed	
g. Note any concealed spaces opened for inspection:	PROVIDE PHOTO
N/A	
h. Identify any wood framing member with obvious overloading, overstress, deterioration, or excessing deflection):	PROVIDE PHOTO
NONE observed	

12. BUILDING FAÇADE INSPECTION (Threshold Buildings)	PROVIDE PHOTO
a. Identify and describe the exterior walls and appurtenances on all sides of the building. (Cladding type, corbels, precast appliques, etc.)	
The exterior masonry/concrete wall surface is sprayed stucco in GOOD condition and no cracks and/or delamination noted.	
b. Identify the attachment type of each appurtenance type (mechanically attached or adhered):	
N/A	
c. Indicate the condition of each appurtenance (distress, settlement, splitting, bulging, cracking, loosening of metal anchors and supports, water entry, movement of lintel or shelf angles, or other defects):	
NONE observed	



13. SPECIAL OR UNUSUAL FEATURES IN THE BUILDING

PROVIDE PHOTO

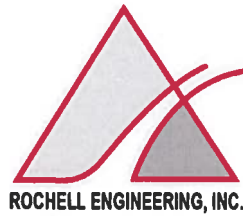
a. Identify and describe any special or unusual feature (i.e. cable suspended structures, tensile fabric roof, large sculptures, chimneys, porte-cochere, retaining walls, seawalls, etc.)

NONE observed

b. Indicate condition of the special feature, its supports, and connections:

N/A

[Reset Form](#)



ENGINEERING STATEMENT:

I have inspected the Building in reference on April 5, 2022 & April 12, 2022 in compliance with requirements from the Florida Building Code, 2020 Edition and the "Minimum Inspection Procedural Guidelines for Building's Structural Recertification" of Miami-Dade County Building Department (BORA Approved 11-18-21).

My observations and comments are included in this report, and in my professional judgment and to the best of my knowledge and belief, **"THIS BUILDING IS STRUCTURALLY SAFE AND ADEQUATE FOR ITS USE AND PRESENT OCCUPANCY"**. I am hereby recommending the Building must be Re-certified after 10 years from the date of this report and I am requesting the City of Coral Gables to take this action. No repairs and/or retrofitting of any structural members are required at this time.

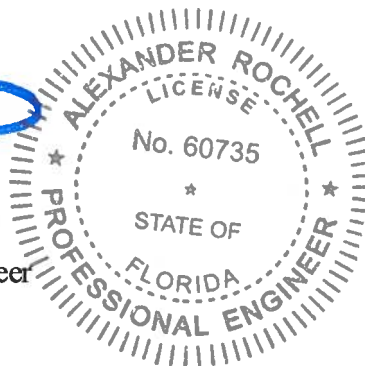
It is to be clearly understood that, I have not conducted a detailed analysis of the structural plans and or shop drawings, and that nothing in this report should be construed directly or indirectly as a guarantee for any part of the structure.

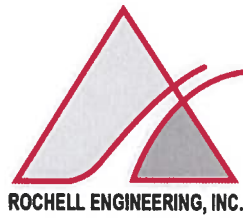
To the best of my knowledge, belief and professional judgment, this report represents an appraisal of the present condition of the Building and the Structure, based on visual observation of the exposed areas to the extended reasonably possible.

Respectfully,

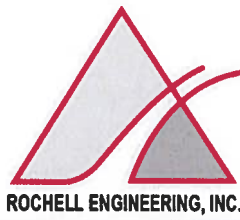

518722

Alexander Rochell, P.E.
Florida Professional Engineer
Registration No. 60735





APPENDIX

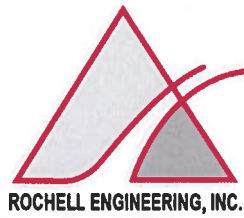


Front elevation along Ponce de Leon Blvd.



Side elevation along SW 8th Street

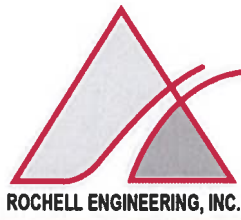
1500 NW 89th Court – Suite 212, Doral, FL 33172 Tel: 305.649.4049



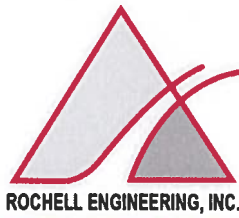
Rear Elevation along SW 8th Street & Galiano Avenue



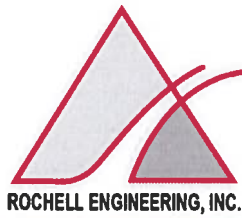
Typical concrete drop panel at interior column supports



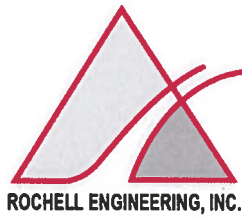
Typical interior concrete column/beam connection



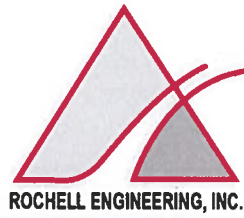
Typical interior seals at window system



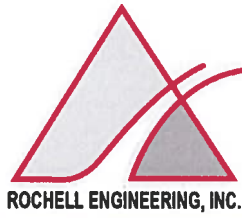
Typical interior seals at window system



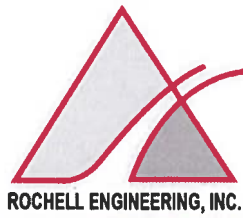
Typical exterior steel egress door at Main Building



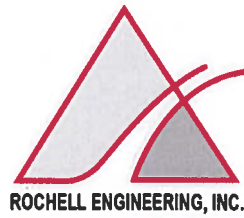
Typical framing at egress stairs



Typical exterior view of window system



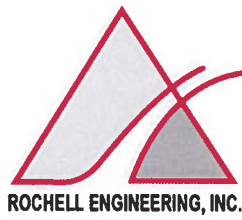
View of exterior window system from Parking Garage



Typical glazing system around building perimeter



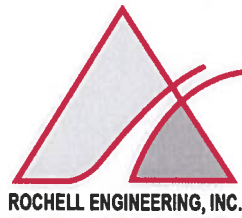
Top level of Parking Garage



RTUs located at top of the Parking Garage



RTU attachment to aluminum frames

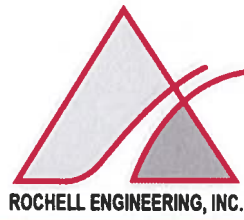


The steel barrier cables at Parking Garage needs replacement



Excessive corrosion observed on barrier cables

1500 NW 89th Court – Suite 212, Doral, FL 33172 Tel: 305 649.4049

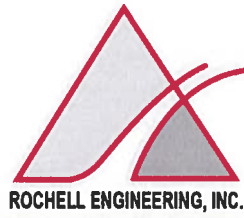


Typical floor of Parking Garage



Typical floor of Parking Garage

1500 NW 89th Court – Suite 212, Doral, FL 33172 Tel: 305.649.4049



Parking Garage ground level typical column/beam



Regulatory and Economic Resources
11805 SW 26th Street
Miami, Florida 33175-2474
786-315-2000

miamidade.gov/building

**CERTIFICATION OF COMPLIANCE WITH PARKING LOT ILLUMINATION
STANDARDS IN CHAPTER 8C-3 OF THE CODE OF MIAMI-DADE COUNTY**

Date: 04/26/2022

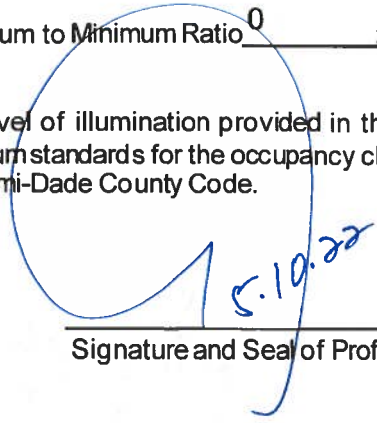
Case No. _____ FYear _____

Property Address: 747 Ponce De Leon Blvd, Bldg. No.: _____, Sq. Ft.: _____

Folio Number: 03-4105-091-0001

Building Description: Seven-Story Office Building with Multi-Level Parking Garage

1. I am a Florida registered professional ☒ engineer ☐ architect with an active license.
2. On, 20 22 at 8:30 ☐ AM ☒ PM, I measured the level of illumination in the parking lot(s) serving the above referenced building.
3. Maximum 0.9 foot candle
Minimum 0 foot candle
Maximum to Minimum Ratio 0 : _____, foot candle
4. The level of illumination provided in the parking lot ☐ meets ☒ does not meet the minimum standards for the occupancy classification of the building as established in Section 8C-3 of Miami-Dade County Code.


Signature and Seal of Professional

Amarilis Rodriguez, P.E
Print Name Engineer or Architect



**MINIMUM INSPECTION PROCEDURAL GUIDELINES
FOR BUILDING ELECTRICAL RECERTIFICATION**

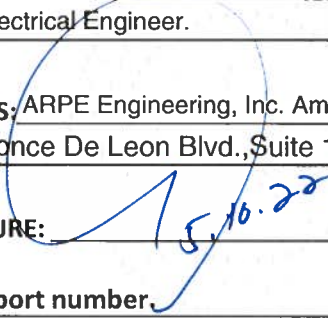
CASE REFERENCE NUMBER:

LICENSEE NAME: Amarilis Rodriguez, PE

TITLE: Electrical Engineer.

JURISDICTION NAME:

ADDRESS: ARPE Engineering, Inc. Amarilis Rodriguez, PE
2020 Ponce De Leon Blvd., Suite 1002, Fl. 33134

SIGNATURE:  5.10.22

*Use separate sheets for additional responses by referencing the report number.

1. DESCRIPTION OF BUILDING

a. Name on Title: 747 Ponce de Leon LLC

b. Building Street Address: 747 Ponce de Leon Boulevard, Coral Gables, FL 33134

Bldg. #:

c. Legal Description: Lots 8 to 12 in Block 21 of Coral Gables, Flagler Street, Section 10

Attached: ☐

d. Owner's Name: 747 Ponce de Leon LLC

e. Owner's Mailing Address: 747 Ponce de Leon Blvd. #700-1, Coral Gables, FL 33134

f. Folio Number of Property on which Building is Located: 03-4105-091-0001

g. Building Code Occupancy Classification: 1818 Office Building - Multistory

h. Present Use: 1818 Office Building - Multistory

i. General Description of building (overall description, structural systems, special features):

Seven-story office building with multi-level parking garage built with CMU walls with beam & column structural framing supported on concrete spread foundations, concrete slabs floor and roof framing built in 1972 with a total adjusted square footage is 58,323 square feet. There is a two-elevator shear wall core as well as three separate stairs extending throughout all the floor levels.

j. Number of Stories: 7

k. Is this a Threshold Building as per 553.71(12) F.S. (Yes/No): No

l. Provide an aerial of the property identifying the building being certified on a separate sheet. Attached: ☒

m. Additional Comments:

2. INSPECTIONS

a. Date of Notice of Required Inspection:

b. Date(s) of actual inspection: 4-6-22 & 4-26-22

c. Name and qualifications of licensee submitting report:

Amarilis Rodriguez, PE Electrical Engineer.

d. Are Any Electrical Repairs Required? (YES/NO): Yes

1. If required, describe, and indicate acceptance:

Main switch board electrical room and sub panels located at mechanical rooms require replacement. See attached list of panels with description for repairs.

e. Can the building continue to be occupied while recertification and repairs are ongoing? (YES/NO): Yes

1. Explanation/Conditions:

Electrical main switch gear and 5 of subpanels are due for replacement due to age and condensation deterioration. Recommendation to replace equipment listed on addendum attached within a year.

3. ELECTRICAL SERVICE

PROVIDE PHOTO

a. Size: Voltage (480) Amperage (1600) Type: Fuses () Breakers (X)

b. Phase: Three-Phase (●) Single Phase (○)

c. Condition: Good (○) Fair (●) Needs Repair (○)

Comments:

Service #2 dedicated to fire pump 200A

4. METERING EQUIPMENT

PROVIDE PHOTO

1. Clearances: Good (○) Fair (●) Needs Correction (○)

Comments:

5. ELECTRIC ROOMS				PROVIDE PHOTO
1. Clearances:	Good	(☐)	Fair	(☐)
			Needs Correction	(☒)
Comments:				
7th floor electrical panels located inside closet share with IT equipment, electrical panels clearance compromised. It is recommended to relocate IT equipment.				

6. GUTTERS				PROVIDE PHOTO
1. Location:	Good	(☒)	Needs Repair	(☐)
2. Taps and Fill:	Good	(☐)	Needs Repair	(☒)
Comments:				
There is a branch circuit double tap inside panel MEP to a 3/30A C.B. refer to correction notes.				

7. ELECTRICAL PANELS				PROVIDE PHOTO
1. Panel # ()	Location:	Refer to panel log attached		
	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	(☐)

Handwritten signature and date: 5.10.22

Comments:

Several panels require replacement due to corrosion, refer to Key Notes

8. BRANCH CIRCUITS

PROVIDE PHOTO

1. Identified: Yes (☐) Must be Identified (☒)

2. Conductors: Good (☒) Deteriorated (☐) Must be Replaced (☐)

Comments:

Panel identification must include level.

9. GROUNDING OF SERVICE

PROVIDE PHOTO

Good (☒) Needs Repair (☐)

Comments:

10. GROUNDING OF EQUIPMENT

PROVIDE PHOTO

Good (☒) Needs Repair (☐)

Comments:

11.SERVICE CONDUIT/RACEWAYS

PROVIDE PHOTO

Good (☒)Needs Repair (☐)

Comments:

12.GENERAL CONDUIT/RACEWAYS

PROVIDE PHOTO

Good (☐)Needs Repair (☒)

Comments:

Conduits to panels seem to be carrying warm air condensation into the panels, refer to Key Notes identifying panels with this condition. recommendation to seal all electrical conduits entering the panel and the building from a none air-conditioned environment.

13.WIRE AND CABLES

PROVIDE PHOTO

Good (☒)Needs Repair (☐)

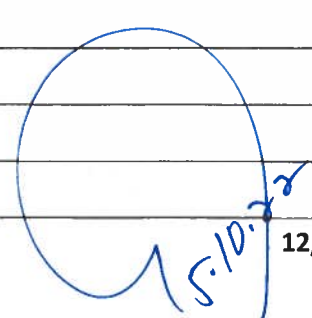
Comments:

14.BUSWAYS

PROVIDE PHOTO

Good (☒)Needs Repair (☐)

Comments:



15.THERMOGRAPHY INSPECTION RESULTS	PROVIDE PHOTO
(ADD SHEETS AS REQUIRED)	
Comments:	

16.OTHER CONDUCTORS	PROVIDE PHOTO
Good (☒)	Needs Repair (☐)
Comments:	

17.TYPES OF WIRING METHODS	PROVIDE PHOTO
1. Conduit Raceways Rigid: Good (☒)	Needs Repair (☐) N/A (☐)
2. Conduit PVC: Good (☐)	Needs Repair (☐) N/A (☒)
3. NM Cable: Good (☒)	Needs Repair (☐) N/A (☐)
4. Other: Good (☐)	Needs Repair (☐) N/A (☐)
a. Other Wiring (Specify):	
Comments:	

18.EMERGENCY LIGHTING	PROVIDE PHOTO
Good (☒)	Needs Repair (☐) N/A (☐)
Comments:	

Handwritten signature and date: 12.10.20

19. BUILDING EGRESS ILLUMINATION	PROVIDE PHOTO
Good (☒)	Needs Repair (☐) N/A (☐)
Comments:	

20. FIRE ALARM SYSTEM	PROVIDE PHOTO
Good (☒)	Needs Repair (☐) N/A (☐)
Comments:	

21. SMOKE DETECTORS	PROVIDE PHOTO
Good (☒)	Needs Repair (☐) N/A (☐)
Comments:	

22. EXIT LIGHTS	PROVIDE PHOTO
Good (☒)	Needs Repair (☐) N/A (☐)
Comments:	

Handwritten signature and date: 15-10-21

23.EMERGENCY GENERATOR	PROVIDE PHOTO
Good (☒) Needs Repair (☐) N/A (☐)	
Comments:	
Emergency generator has log of testing and inspections.	

24.WIRING IN OPEN OR UNDER COVER PARKING GARAGE AREAS	PROVIDE PHOTO
Good (☒) Requires Additional Illumination(☐) N/A (☐)	
Comments:	

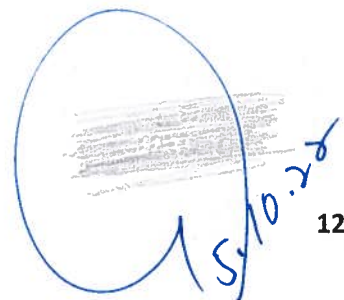
25.OPEN OR UNDER COVER PARKING GARAGE AND EGRESS ILLUMINATION	PROVIDE PHOTO
Good (☐) Requires Additional Illumination(☒) N/A (☐)	
Comments:	
Wiring good. However; replacement to light bulbs through-out parking garage require. Refer to photometric letter. Entry access requires additional light same as ground level SE corner.	

26.SWIMMING POOL WIRING	PROVIDE PHOTO
Good (☐) Needs Repair (☐) N/A (☒)	
Comments:	

Handwritten signature and date: 5.10.22

27.WIRING TO MECHANICAL EQUIPMENT**PROVIDE PHOTO**Good (☒)Needs Repair (☐)N/A (☐)

Comments:

28.ADDITIONAL COMMENTS**Reset Form**

Panels	Location	Condition	Key Notes
MSBD	Main elec. Room	Needs correction	#1
DPA	Main elec. Room	Fair	
A1	Main elec. Room	Fair	
MDP	Main elec. Room	Needs correction	
HP	Main elec. Room	Fair	
HVAC	Main elec. Room	Fair	
D	Suites Corridor	Fair	
C	Suites Corridor	Fair	
MEP	2 ND GEN.RM.	Needs correction	#2
LEP	2 ND GEN.RM.	Fair	
HEP	2 ND GEN.RM.	Needs correction	#3
CF	Coffee Shop	Fair	
A3	MEZZ. Level	Needs correction	#4, #10
A4	4th FLR. Elec. RM.	Needs correction	#5, #10
B4	4 rd FLR. Elec. RM.	Needs correction	#6, #10
H4	4 rd FLR. Elec. RM.	Needs correction	#10, #11
A5	5th FLR. Elec. RM.	Needs correction	#5, #10
B5	5 rd FLR. Elec. RM.	Needs correction	#5, #10
H5	5 rd FLR. Elec. RM.	Needs correction	#10, #12
A6	6th FLR. Elec. RM.	Needs correction	#6, #10
B6	6 rd FLR. Elec. RM.	Needs correction	#5, #7, #10
H6	6 rd FLR. Elec. RM.	Needs correction	#10, #12
A7	7 th FLR. Elec. RM.	Needs correction	#8, #10
B7	7 th FLR. Elec. RM.	Needs correction	#9, #10
H7	7 th FLR. Elec. RM.	Needs correction	#10, #13



A handwritten signature in blue ink, possibly reading 'S. K. 2022', is written over a circular blue stamp. The stamp contains some faint, illegible text.

Key Notes

#1 To be replaced and remove main 1/6 tap into panel line bus bars, provide main 1/6 breaker at new MSBD

#2 Remove tap inside panel, provide 30A C.B. refer to image #1. Provide new 2/30A C.B. to feed tap wires, update panel label accordingly.

#3 Panel to be replaced with new, see image 2.

#4 This panel is located at mechanical mezzanine level accessible through a cutwalk, panel requires replacement, and it is recommended to be relocated for proper access.

#5 This panel has signs of corrosion throughout; it seems that water is entering the conduits and dripping inside the panel. Contractor shall replace panel and seal all electrical conduits when entering the building and panel. Most of the electrical panels are located inside HVAC room with temperatures from 73F-75F. Refer to image #3.

#6 Panel must be cleaned in the inside to remove mold growth.

#7 Replace existing 1/100A C.B. and two 1/30A with 1/20A to match wire size. Contractor shall identify loads on circuit and label panel accordingly.

#8 Room is used as IT room clearance to panel is 2'-1". IT equipment must be moved out of electrical room to allow proper NEC clearance.

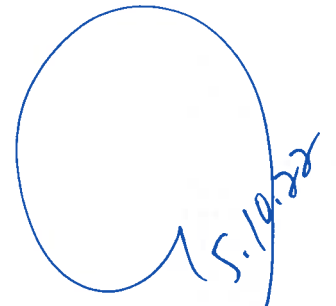
#9 Room is used as IT room clearance to panel is 1'-1". IT equipment must be moved out of electrical room to allow proper NEC clearance. In addition, panel requires replacement.

#10 Update panel label to indicate floor to match this report.

#11 It is recommended to schedule a replacement of this panel is the next 3 to 5 years.

#12 Panel to be replaced.

#13 Unable to access panel.



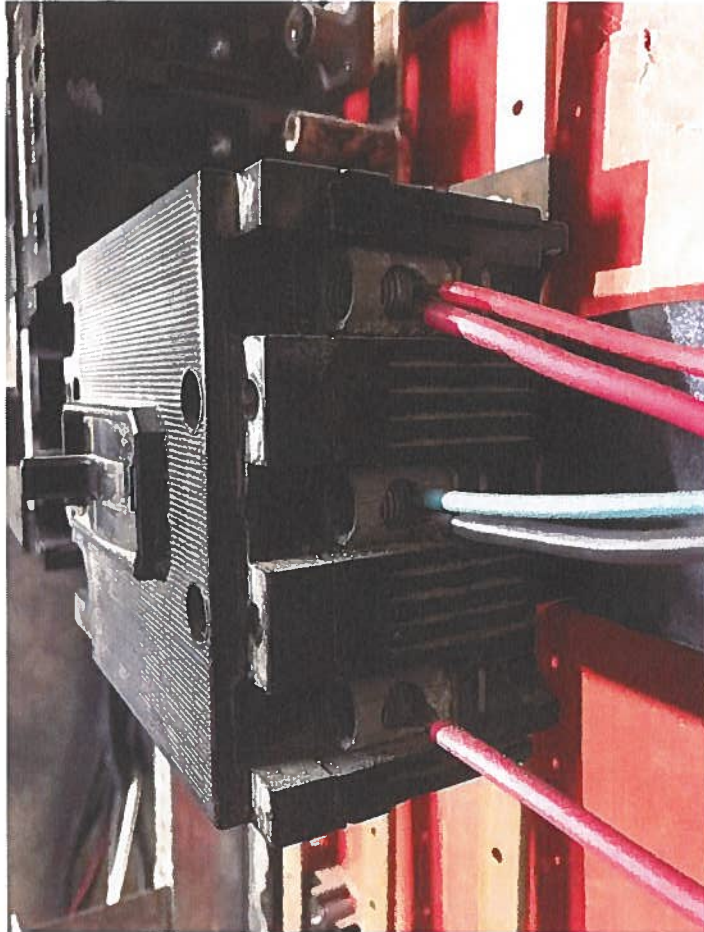


Image #1, panel MEP double 3/30A C.B. double tap.

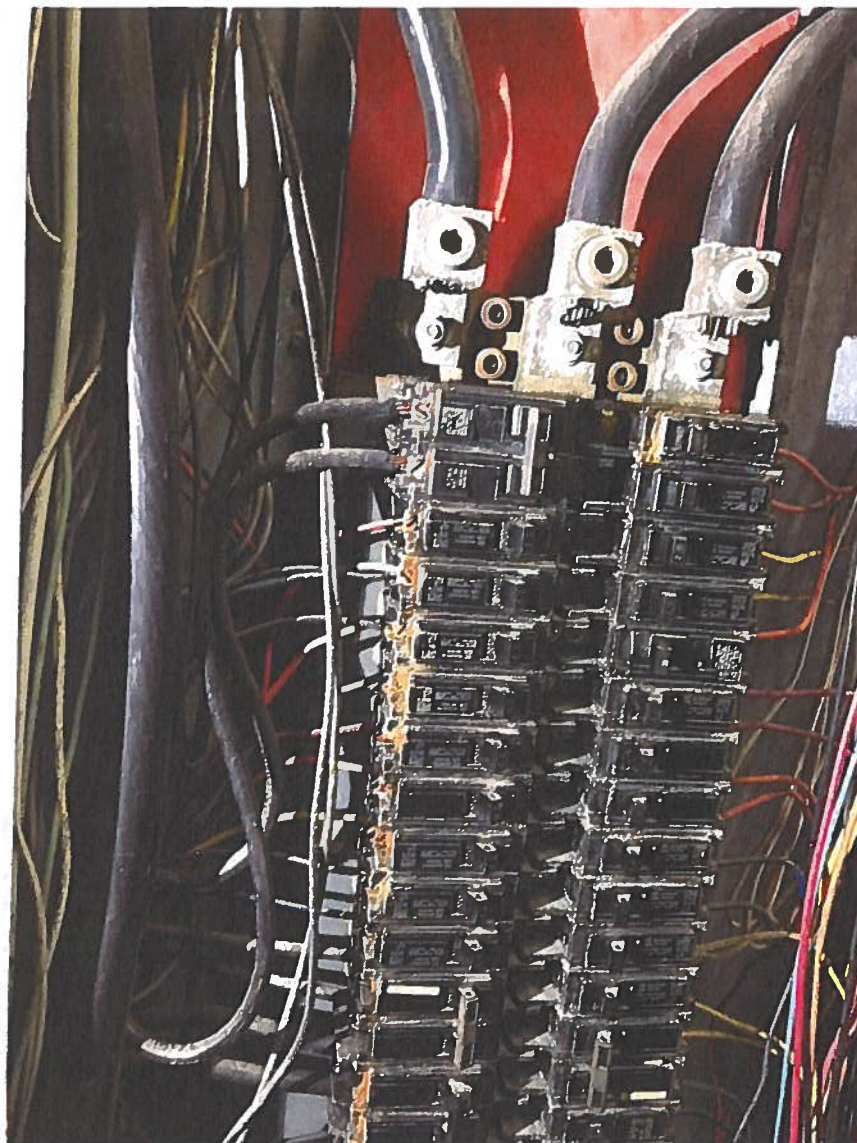


Image #3, corrosion at 120/208V panel at 5th level.



City of Coral Gables
Development Services

Office Set

RECT-22-05-0064

747 PONCE DE LEON BLVD.

Folio #: 0341050910010

Description: BUILDING
RECERTIFICATION (YEAR BUILT
1972)

EL EC 2206 0500
ME _____
PL _____

USE AND OCCUPANCY _____
OCCUPANT LOAD _____
BUILDING CODE _____ VERSION _____
CONSTRUCTION TYPE _____

RESIDENTIAL _____ NON-RESIDENTIAL _____

INDICATE THE TYPE OF FLOOD ZONE AND
PROPOSED LOWEST FLOOR ELEVATION OR
FLOOD PROOFING ELEVATION IN RELATION TO
MEAN SEA LAND LEVEL (M.S.L.)

	DISTRICT	REQUIRED	PROPOSED
CHH	_____	_____	_____
SFH	_____	_____	_____
OTHER	_____	_____	_____

NEW CONSTRUCTION	SUBSTANTIAL IMPROVEMENT
YES _____	YES _____
NO _____	NO _____

Special Inspector required
for the following:

- ☐ Special Inspector for PILING
- ☐ Special Inspector for REINFORCED MASONRY
- ☐ Special Inspector for _____

Section	Approved	
	By	Date
☒ BUILDING		
☐ CONCURRENCY		
☒ ELECTRICAL		
☐ FEMA		
☐ FIRE		
☐ HANDICAP		
☐ HISTORICAL		
☐ LANDSCAPE		
☐ MECHANICAL		
☐ PLUMBING		
☐ PUBLIC WORKS		
☐ STRUCTURAL		
☐ ZONING		
☐ CITY ARCHITECT		
☐ OWNER BUILDER		

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



**MINIMUM INSPECTION PROCEDURAL GUIDELINES
FOR BUILDING ELECTRICAL RECERTIFICATION**

CASE REFERENCE NUMBER:

4-6-22

JURISDICTION NAME:

4-26-22

LICENSEE NAME: Amarilis Rodriguez, PE

TITLE: Electrical Engineer.

Date:

2023.06.09

ADDRESS: ARPE Engineering, Inc. Amarilis Rodriguez, PE

2020 Ponce de Leon Suite 1002 Fl. 9 33134

SIGNATURE:

17:18:49

-04'00"

*Use separate sheets for additional responses by referencing the report number.

1. DESCRIPTION OF BUILDING

a. Name on Title: 747 Ponce de Leon LLC

b. Building Street Address: 747 Ponce de Leon Boulevard, Coral Gables, FL 33134

Bldg. #:

c. Legal Description: Lots 8 to 12 in Block 21 of Coral Gables, Flagler Street, Section 10

Attached: ☐

d. Owner's Name: 747 Ponce de Leon LLC

e. Owner's Mailing Address: 747 Ponce de Leon Blvd. #700-1, Coral Gables, FL 33134

f. Folio Number of Property on which Building is Located: 03-4105-091-0001

g. Building Code Occupancy Classification: 1818 Office Building - Multistory

h. Present Use: 1818 Office Building - Multistory

i. General Description of building (overall description, structural systems, special features):

Seven-story office building with multi-level parking garage built with CMU walls with beam & column structural framing supported on concrete spread foundations, concrete slabs floor and roof framing built in 1972 with a total adjusted square footage is 58,323 square feet. There is a two-elevator shear wall core as well as three separate stairs extending throughout all the floor levels.

j. Number of Stories: 7

k. Is this a Threshold Building as per 553.71(12) F.S. (Yes/No): No

l. Provide an aerial of the property identifying the building being certified on a separate sheet. Attached: ☒

m. Additional Comments:

2. INSPECTIONS

a. Date of Notice of Required Inspection:

b. Date(s) of actual inspection: 4-6-22 4-26-22

c. Name and qualifications of licensee submitting report:

Amarilis Rodriguez, PE Electrical Engineer.

d. Are Any Electrical Repairs Required? (YES/NO): Yes

1. If required, describe, and indicate acceptance:

Main switch board electrical room and sub panels located at mechanical rooms require replacement. See attached list of panels with description for repairs.

e. Can the building continue to be occupied while recertification and repairs are ongoing? (YES/NO): Yes

1. Explanation/Conditions:

Electrical main switch gear and 5 of subpanels are due for replacement due to age and condensation deterioration. Recommendation to replace equipment listed on addendum attached within a year.

3. ELECTRICAL SERVICE

PROVIDE PHOTO

a. Size: Voltage (480) Amperage (1600) Type: Fuses () Breakers (X)

b. Phase: Three-Phase (●) Single Phase (○)

c. Condition: Good (○) Fair (●) Needs Repair (○)

Comments:

Service #2 dedicated to fire pump 200A

4. METERING EQUIPMENT

PROVIDE PHOTO

1. Clearances: Good (○) Fair (●) Needs Correction (○)

Comments:

5. ELECTRIC ROOMS				PROVIDE PHOTO
1. Clearances:	Good	(☐)	Fair	(☐)
			Needs Correction	(☒)
Comments:				
7th floor electrical panels located inside closet share with IT equipment, electrical panels clearance compromised. It is recommended to relocate IT equipment.				

6. GUTTERS				PROVIDE PHOTO
1. Location:	Good	(☒)	Needs Repair	(☐)
2. Taps and Fill:	Good	(☐)	Needs Repair	(☒)
Comments:				
There is a branch circuit double tap inside panel MEP to a 3/30A C.B. refer to correction notes.				

7. ELECTRICAL PANELS				PROVIDE PHOTO
1. Panel # ()	Location: Refer to panel log attached			
	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:
Several panels require replacement due to corrosion, refer to Key Notes

8. BRANCH CIRCUITS				PROVIDE PHOTO
1. Identified:	Yes	(☐)	Must be Identified	(☒)
2. Conductors:	Good	(☒)	Deteriorated	(☐)
			Must be Replaced	(☐)
Comments:				
Panel identification must include level.				

9. GROUNDING OF SERVICE		PROVIDE PHOTO
	Good	(☒)
	Needs Repair	(☐)
Comments:		

10. GROUNDING OF EQUIPMENT		PROVIDE PHOTO
	Good	(☒)
	Needs Repair	(☐)
Comments:		

11.SERVICE CONDUIT/RACEWAYS		PROVIDE PHOTO
Good (☒)	Needs Repair (☐)	
Comments:		

12.GENERAL CONDUIT/RACEWAYS		PROVIDE PHOTO
Good (☐)	Needs Repair (☒)	
Comments:		
Conduits to panels seem to be carrying warm air condensation into the panels, refer to Key Notes identifying panels with this condition. recommendation to seal all electrical conduits entering the panel and the building from a none air-conditioned environment.		

13.WIRE AND CABLES		PROVIDE PHOTO
Good (☒)	Needs Repair (☐)	
Comments:		

14.BUSWAYS		PROVIDE PHOTO
Good (☒)	Needs Repair (☐)	
Comments:		

15.THERMOGRAPHY INSPECTION RESULTS	PROVIDE PHOTO
(ADD SHEETS AS REQUIRED)	
Comments:	

16.OTHER CONDUCTORS	PROVIDE PHOTO
Good (☒)	Needs Repair (☐)
Comments:	

17.TYPES OF WIRING METHODS	PROVIDE PHOTO		
1. Conduit Raceways Rigid:	Good (☒)	Needs Repair (☐)	N/A (☐)
2. Conduit PVC:	Good (☐)	Needs Repair (☐)	N/A (☒)
3. NM Cable:	Good (☒)	Needs Repair (☐)	N/A (☐)
4. Other:	Good (☐)	Needs Repair (☐)	N/A (☐)
a. Other Wiring (Specify):			
Comments:			

18.EMERGENCY LIGHTING	PROVIDE PHOTO	
Good (☒)	Needs Repair (☐)	N/A (☐)
Comments:		

19.BUILDING EGRESS ILLUMINATION			PROVIDE PHOTO
Good (☒)	Needs Repair (☐)	N/A (☐)	
Comments:			

20.FIRE ALARM SYSTEM			PROVIDE PHOTO
Good (☒)	Needs Repair (☐)	N/A (☐)	
Comments:			

21.SMOKE DETECTORS			PROVIDE PHOTO
Good (☒)	Needs Repair (☐)	N/A (☐)	
Comments:			

22.EXIT LIGHTS			PROVIDE PHOTO
Good (☒)	Needs Repair (☐)	N/A (☐)	
Comments:			

23.EMERGENCY GENERATOR	PROVIDE PHOTO
Good (☒)	Needs Repair (☐) N/A (☐)
Comments:	
Emergency generator has log of testing and inspections.	

24.WIRING IN OPEN OR UNDER COVER PARKING GARAGE AREAS	PROVIDE PHOTO
Good (☒)	Requires Additional Illumination(☐) N/A (☐)
Comments:	

25.OPEN OR UNDER COVER PARKING GARAGE AND EGRESS ILLUMINATION	PROVIDE PHOTO
Good (☒)	Requires Additional Illumination(☐) N/A (☐)
Comments:	

26.SWIMMING POOL WIRING	PROVIDE PHOTO
Good (☐)	Needs Repair (☐) N/A (☒)
Comments:	

27.WIRING TO MECHANICAL EQUIPMENT**PROVIDE PHOTO**Good (☒)Needs Repair (☐)N/A (☐)

Comments:

28.ADDITIONAL COMMENTS**Reset Form**

Panels	Location	Condition	Key Notes
MSBD	Main elec. Room	Needs correction	#1
A	Main elec. Room	Needs correction	#15
B	Main elec. Room	Needs correction	#16
MDP	Main elec. Room	Needs correction	#12
HP	Main elec. Room	Needs correction	#14,
HVAC	Main elec. Room	Needs correction	#17
D	Suites Corridor	Needs correction	#19, remove wire tapping inside panel.
C	Suites Corridor	Fair	
MEP	2 ND GEN.RM.	Needs correction	#2
LEP	2 ND GEN.RM.	Needs correction	#15
HEP	2 ND GEN.RM.	Needs correction	#3
ATS	2 ND GEN.RM.	Needs correction	#12
CF	Coffee Shop	Fair	
A1	First floor suite 101	Needs correction	#18
D1	First floor suite 102	Fair	
A2	Second Floor electrical room	Needs correction	#19
B2	Second Floor electrical room	Fair.	
C2	Second Floor electrical room	Needs correction	#21
D2	Second Floor electrical room	Needs correction	#20
H2	Second Floor electrical room	Needs correction	#12
AC	Second Floor electrical room	Fair.	
A3	MEZZ. Level	Needs correction	#4, #10
A4	4th FLR. Elec. RM.	Needs correction	#5, #10
B4	4 rd FLR. Elec. RM.	Needs correction	#6, #10
H4	4 rd FLR. Elec. RM.	Needs correction	#10, #12
A401	4 th level dentist office	Need correction	#10, #22
D4	4 th tenant space	Need correction	#10

A5	5th FLR. Elec. RM.	Needs correction	#5, #10
B5	5 rd FLR. Elec. RM.	Needs correction	#5, #10, #12
H5	5 rd FLR. Elec. RM.	Needs correction	#10, #12
A6	6th FLR. Elec. RM.	Needs correction	#6, #10
B6	6 rd FLR. Elec. RM.	Needs correction	#5, #7, #10
H6	6 rd FLR. Elec. RM.	Needs correction	#10, #12
HVAC 6	6 rd FLR. Elec. RM.	Needs correction	#19.
A7	7 th FLR. Elec. RM.	Needs correction	#8, #10
B7	7 th FLR. Elec. RM.	Needs correction	#9, #10
H7	7 th FLR. Elec. RM.	Needs correction	#10, #13

Key Notes

#1 To be replaced and remove main 1/6 tap into panel line bus bars, provide main 1/6 breaker at new MSBD

#2 Remove tap inside panel, provide 30A C.B. refer to image #1. Provide new 2/30A C.B. to feed tap wires, update panel label accordingly.

#3 Panel to be replaced with new, see image 2.

#4 This panel is located at mechanical mezzanine level accessible through a cutwalk, panel requires replacement, and it is recommended to be relocated for proper access.

#5 This panel has signs of corrosion throughout; it seems that water is entering the conduits and dripping inside the panel. Contractor shall replace panel and seal all electrical conduits when entering the building and panel. Most of the electrical panels are located inside HVAC room with temperatures from 73F-75F. Refer to image #3.

#6 Panel must be cleaned in the inside to remove mold growth and corrosion.

#7 Replace existing 1/100A C.B. and two 1/30A with 1/20A to match wire size. Contractor shall identify loads on circuit and label panel accordingly. Load study required for circuit 40, 42.

#8 Room is used as IT room clearance to panel is 2'-1". IT equipment must be moved out of electrical room to allow proper NEC clearance. Remove splice cables.

#9 Room is used as IT room clearance to panel is 1'-1". IT equipment must be moved out of electrical room to allow proper NEC clearance. In addition, the panel requires replacement.

#10 Update panel label to indicate floor to match this report.

#11 It is recommended to schedule a replacement of this panel is the next 3 to 5 years.

#12 Panel to be replaced.

#13 Remove double tapping, load study required for circuits, 2, 4, 6.

#14 remove double tapping, replace single pole breakers used 3 poles breaker with corresponding 3 phase breaker.

#15 remove cable splicing.

#16 clean breakers terminal lugs.

#17 Panel to be cleaned, remove wire taping at main bus.

#18 Remove double tapping.

#19 Panel to be cleaned.

#20 Circuits #1,3,5 require load study.

#21 Replace circuit 6, remove splice cable, remove circuits connected from mail lugs, tight all screws.

#22 circuits 2,4 needs load study, possible branch circuit capacity to be upgraded based on thermographic imaging.

In general, all panels color code must be corrected.

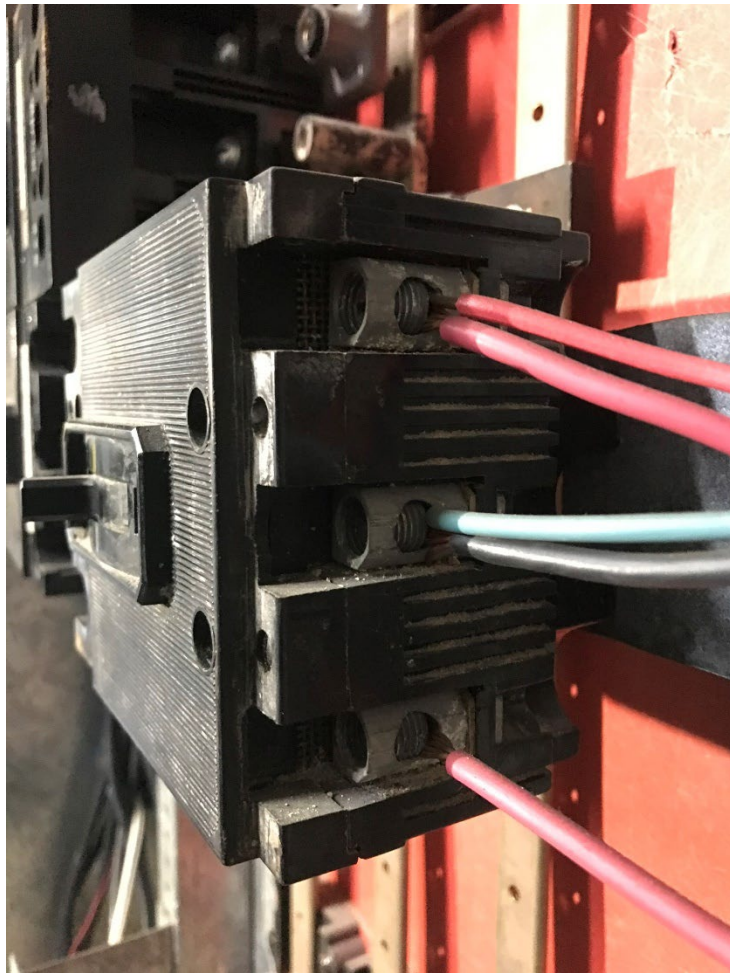


Image #1, panel MEP double 3/30A C.B. double tap.



Image #2, Panel HEP

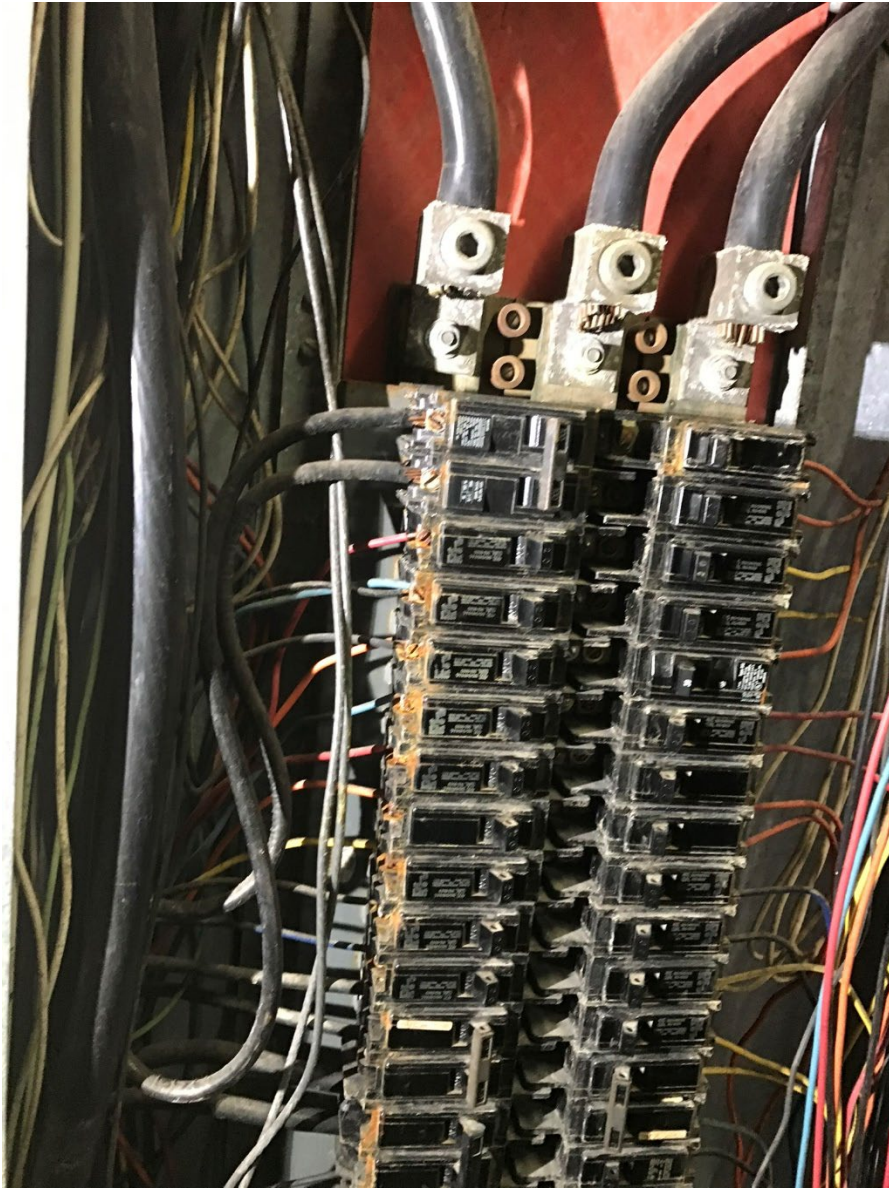


Image #3, corrosion at 120/208V panel at 5th level.



**CERTIFICATION OF COMPLIANCE WITH PARKING LOT ILLUMINATION
STANDARDS IN CHAPTER 8C-3 OF THE CODE OF MIAMI-DADE COUNTY**

Date: 6-9-23

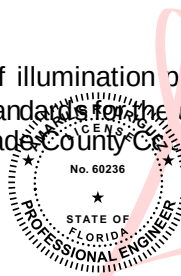
Case No. 4-6-22 FYear 2022

Property Address: 747 Ponce de Leon Boulevard, Coral Gables, FL 33134, Bldg. No.: , Sq. Ft.:

Folio Number: 03-4105-091-0001

Building Description: Seven-Story Office Building with Multi-Level Parking Garage

1. I am a Florida registered professional ☒ engineer ☐ architect with an active license.
2. On, 20 23, June 8th at 9:30 ☐ AM ☒ PM, I measured the level of illumination in the parking lot(s) serving the above referenced building.
3. Maximum 15.8 foot candle
Minimum 3.2 foot candle
Maximum to Minimum Ratio 4.9 : , foot candle
4. The level of illumination provided in the parking lot ☒ meets ☐ does not meet the minimum standards for the occupancy classification of the building as established in Section 8C-3 of Miami-Dade County Code.

Date: 2023.06.09 17:18:29

Signature and Seal of Professional 9-04'00'

Amarilis Rodriguez, PE
Print Name Engineer or Architect

December 6th, 2022

City of Coral Gables

Re: Building Re-Certification (Electrical Repairs)
747 Ponce De Leon
Folio # 03-4105-091-0010
Permit # ELEC-22-06-0500
Attn: Plan Reviewer

Dear Sir or Madam,

Our office would like to request an additional extension on the referenced property. Our office has performed the 50 Year Inspection and provided a report with the necessary repairs needed for the building. In addition, our office has prepared a set of Electrical Plans for the client with all the repairs needed. These plans have been submitted to the City of Coral Gables (Permit # referenced above) and is now under review. We ask that you may grant our client with an extension to rectify these repairs while continuing to operate as these repairs do not affect the everyday occupancy of the building. Owner contractor will make all the necessary arrangements for any power downtime to not affect the buildings hour of operations.

If you may have further questions, please contact us at your earliest convenience.

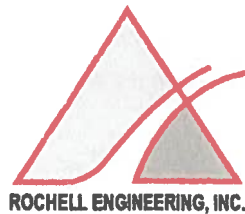
Sincerely,



Date:
2022.12.
06
17:53:06
-05'00'

Amarilis Rodriguez, P.E
ARPE Engineering, Inc.

T:\22-0906 7-STORY MEDICAL OFFICE BUILDING - ELEC REPAIRS & PHOTOMETRIC (TRINTEC)\DOCS\L-12-06-2022 Extension.doc



OK eff
1/11/23

December 16, 2022

Building Official
City of Coral Gables Building & Zoning Dept.
405 Biltmore Way
Coral Gables, Florida 33134

Re: Building Recertification (Structural Repairs)
747 Ponce de Leon Blvd.
Coral Gables, FL 33134
Folio No. 03-4105-091-0010

Dear Building Official,

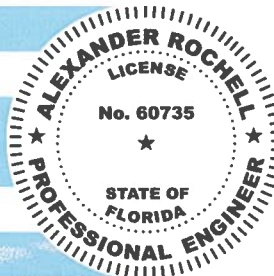
The present letter is to notify to the concerned parties and corresponding authorities that our office would like to request an additional extension on the above-referenced property. Our office has performed the 50-year Inspection and provided a report reflecting the need to replace the interior cable barrier system used in the Parking Garage portion of the Building. However, the delivery of materials to replace the cable barrier system has been delayed and we now ask that you grant our client with an extension to perform the necessary repairs to comply with the Structural Recertification of the building. The repairs will not affect the everyday occupancy and use of the building

Should you have any question regarding the above, please do not hesitate to contact our office.

Respectfully,

Alexander Rochell, P.E.
Florida Professional Engineer
Registration No. 60735

Digitally signed by
Alexander Rochell
Contact Info:
Rochell
Engineering
Date: 2022.12.16
19:01:04-05'00'





The City of Coral Gables

Development Services Department
CITY HALL 405 BILTMORE WAY
CORAL GABLES, FLORIDA 33134

6/6/2022

*Sent via first class and
certified mail,
return receipt number:*

7021 1970 0000 4016 1388

747 Ponce Condominium Association, Inc.
747 Ponce De Leon Blvd, Suite 600
Coral Gables, Fl. 33134

ADDRESS: 747 Ponce De Leon Blvd
PROPERTY FOLIO: 03-4105-091-0010

Dear Property Owner:

This Department has received the Building Recertification Report ("Report"), prepared by the Professionals listed below, that you submitted for the above property address. Please note the Report indicates remedial repairs must be done to the structure in order for it to meet minimum requirements stipulated for continued occupancy as prescribed in the Miami-Dade County code, Section 8-11.

The Professional that completed the Structural Report is:
Alexander Rochell, P.E.
PE # 60735
1500 NW 89 Ct., Suite 212
Doral, Fl. 33172
305-649-4049

The professional that completed the Electrical Report is:
Amarillis Rodriguez, P.E.
PE # 60236
2020 Ponce De Leon Blvd., Suite 1002
Coral Gables, Fl. 33134
305-444-9809

If you have any questions regarding this Report, please contact the original architect/engineer which prepared the Report.

A letter from Alexander Rochell, P.E from Rochell Engineering, Inc. dated April 22, 2022 has been submitted indicating "the building, although not suitable for recertification, it does not pose an immediate threat to life and may continue occupancy until repairs are completed".

In addition, if repairs are not completed within 180 days of the date of this letter, the City may declare the structure unsafe and take emergency action, pursuant to Section 105-96 of the City Code, to order that the Structure be vacated and to secure the Structure by installing a fence around the perimeter of the Property ("Emergency Action"). Additionally, The City may request that Florida Power and Light, without any further notice, disconnect the power to the Structure. The City may impose a special assessment lien on the property for the cost of the corrective Emergency Action, pursuant to Section 105-98 of the City Code.

Please note that it shall be unlawful for any person, firm, or corporation or their agents to remove this notice without written permission from the Building Official.

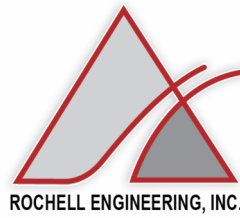
Once the repairs have been completed the original architect/engineer shall provide a follow-up Report and cover letter (s) indicating the structure is now recommended for recertification.

Sincerely,

A handwritten signature in blue ink, appearing to read "Manuel Z. Lopez", with a stylized flourish at the end.

Manuel Z. Lopez P.E.
Deputy Building Official

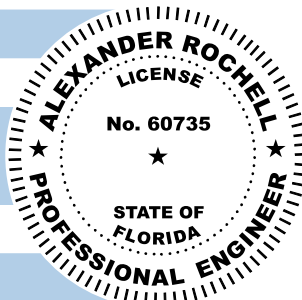
cc: Peter J Iglesias, P.E., City Manager
Chief Troy Easley, Fire Marshall
Miriam Soler Ramos, Esq., B.C.S., City Attorney
Cristina M. Suarez, Deputy City Attorney and City Prosecutor
Suramy Cabrera, P.E., Building Official
Warren Adams, Historical Resources and Cultural Arts Director
Martha Pantin, Communications & Public Affairs Division Director
Terri Sheppard, Code Enforcement Field Supervisor
Construction Regulation Board File



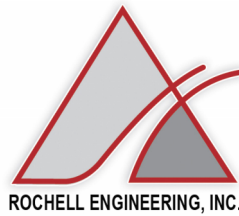
**Recertification of 50 Year Old Building For:
747 Ponce de Leon Blvd.
Coral Gables, FL 33134**



Digitally signed by
Alexander Rochell
Contact Info:
Rochell
Engineering
Date: 2023.06.07
15:20:04-04'00'



Alexander Rochell, P.E.
FL Registration No. 60735
Cert. of Authorization No. 27054



June 7, 2023

UPDATED

Building Official
City of Coral Gables Building & Zoning Dept.
405 Biltmore Way
Coral Gables, Florida 33134

**Re: 50-Year Building Recertification
747 Ponce de Leon Boulevard
Coral Gables, FL 33134
Folio No. 03-4105-091-0010**

Dear Building Official,

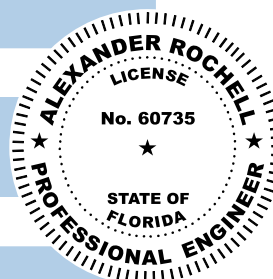
I, Alexander Rochell, Professional Engineer, have been retained to perform the Structural portion of the Building Recertification for the above-mentioned property. Enclosed you will find the structural report for the required 50-Year Building Recertification by the City of Coral Gables. I hereby attest that to the best of my knowledge, belief and professional judgment, the building is structurally safe for its use and present occupancy, in compliance with Section 8-11 (F) of the Miami-Dade County Administrative Code. Please allow this letter to serve as our recertification of the above noted property.

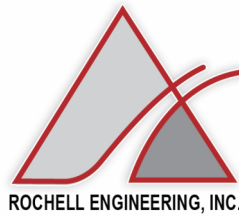
As a routine matter, in order to avoid any possible misunderstanding, nothing in this report should be construed directly or indirectly as a guarantee for any portion of the structure. To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the building. Should you have any question regarding the above, please do not hesitate to contact our office.

Respectfully,

Alexander Rochell, P.E.
Florida Professional Engineer
Registration No. 60735

Digitally signed by
Alexander Rochell
Contact Info:
Rochell
Engineering
Date: 2023.06.07
15:20:25-04'00'





MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING STRUCTURAL RECERTIFICATION

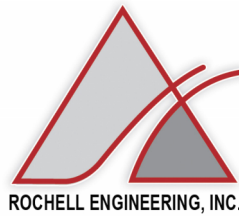
Inspection Date: April 5, 2022

Re-inspection Date: April 12, 2022

Inspection by: Alexander Rochell, P.E.

1. Description of Structure:

- a. Name of Title:** 747 Ponce Condominium Association, Inc.
- b. Street Address:** 747 Ponce de Leon Blvd., Suite 600, Coral Gables, FL 33134
- c. Legal Description:** Lots 8 to 12 in Block 21 of Coral Gables, Flagler Street, Section 10
- d. Owner's Name:** 747 Ponce Condominium Association, Inc.
- e. Owner's Mailing Address:** 747 Ponce de Leon Blvd., Suite 600, Coral Gables, FL 33134
- f. Folio Number of Building:** 03-4105-091-0010
- g. Building Code Occupancy Classification:** 1818 Office Building – Multistory:
Condominium - Commercial
- h. Present Use:** Office Building
- i. General Description:** Seven-story office building with multi-level parking garage built with CMU walls with beam & column structural framing supported on concrete spread foundations, concrete slabs floor and roof framing built in 1972 with a total adjusted square footage is 58,323 square feet. There is a two-elevator shear wall core as well as three separate stairs extending throughout all the floor levels.
- j. Number of Stories:** Seven-story building.

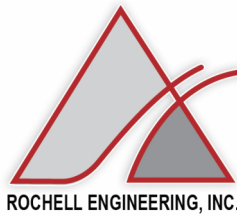


- k. Is this a Threshold Building as per 553.71(12) F.S. (Yes/No): YES**
- l. Provide an aerial of the property identifying the building being certified on a separate sheet. Attached: YES**
- m. Additional Comments: NONE**
- n. Additions to original structure: NONE**
- o. Total Actual Building Area of all floors: 58,323 sq. ft.**

2. INSPECTIONS:

- a. Date of notice of required inspection:** April 4, 2022
- b. Date of actual inspection:** April 5, 2022 and April 12, 2022
- c. Name, license number, discipline of practice, and qualifications of licensee submitting report:**

Alexander Rochell, P.E. Florida Registration No. 60735, Structural Engineer, State of Florida Threshold Inspector No. 60735
- d. Description of any laboratory or other formal testing, if required, rather than manual or visual procedures:** No laboratory or other formal testing was performed for this inspection.
- e. Are Any Structural Repairs Required? (YES/NO): YES**
 - 1. If required, describe, and indicate acceptance:** The barrier cables located in the Garage need replacement.
- f. Can the building continue to be occupied while recertification and repairs are ongoing? (YES/NO): YES**
 - 1. Explanation/Conditions:**
- g. Is it recommended that the building be vacated? (YES/NO): NO**



h. Has the property record been researched for violations or unsafe cases? (YES/NO):
NO

1. Explanation/Comments:

3. SUPPORTING DATA:

- a. _____ Additional sheets of written data
- b. 10 Photographs provided (where required plus each building elevation)
- c. _____ Drawings or sketches (aerial, site, footprint, etc.)
- d. _____ Test Reports

4. FOUNDATION:

A. DESCRIBE THE BUILDING FOUNDATION: Foundations consist of 4-PC and 7-PC concrete pile caps supported on 14"x14" precast concrete piles at column supports and regular spread foundations ranging from 2'-0" wide to 4'-0" wall foundations at exterior walls for both the Main Building and Parking Garage.

B. Is wood in contact or near soil? (Yes/No): NO

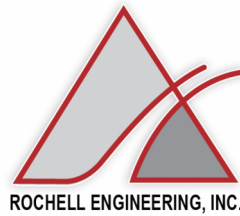
C. SIGNS OF DIFFERENTIAL SETTLEMENT? (Yes/No): NO

D. DESCRIBE ANY CRACKS OR SEPARATION IN THE WALLS, COLUMNS, OR BEAMS THAT SIGNAL DIFFERENTIAL SETTLEMENT: NONE OBSERVED

E. IS WATER DRAINED AWAY FROM THE FOUNDATION? (Yes/No): YES

F. IS THERE ADDITIONAL SUB-SOIL INVESTIGATION REQUIRED? (Yes/No): NO

1. DESCRIBE:



5. PRESENT CONDITION OF STRUCTURE:

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

- | | |
|------------------------|----------------|
| 1. Bulging: | Good Condition |
| 2. Settlement: | Good Condition |
| 3. Deflections: | Good Condition |
| 4. Expansion: | Good Condition |
| 5. Contraction: | Good Condition |

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

Some small hairline cracks present on perimeter exterior walls stucco and roof parapet walls, as well as the top surface of the parking garage slabs.

c. Surface Conditions (Describe general conditions of finishes, noting cracking, spalling, peeling, signs of moisture penetration & stains):

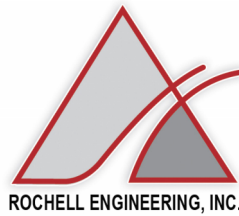
Small hairline cracks on the stucco of the perimeter exterior walls. Concrete beams and columns do not show any signs of distress. The top surface of the parking garage concrete slabs show minor to medium size cracks and spalling due to lack of waterproofing membrane. Overall the surface conditions of the office building are GOOD. The surface conditions of the parking garage can be described as FAIR.

d. Cracks (Note location in significant members. Identify crack size as HAIRLINE if barely noticed; FINE if less than 1mm in width; MEDIUM if between 1 & 2 mm in width; WIDE if over 2 mm in width):

Identified cracks on exterior walls are classified as HAIRLINE to FINE in size, with less than 1mm in width. The cracks on the Parking Garage are classified as FINE to MEDIUM in size.

e. General extent of deterioration – cracking or spalling of concrete or masonry; oxidation of metals; rot or borer attack on wood:

Only cracking on the stucco face of exterior masonry walls was observed. The general extent of deterioration is confined to a



few random isolated areas located on the Parking Garage. No spalling of concrete beams or columns was observed. No rot or borer attack on wood was observed.

- f. Previous patching or repairs:** Repairs to minor spalling noticed in some of the exterior walls has been noticed; however, they are related to the 40-year recertification performed in 2015.
- g. Nature of present loading – Indicate residential, commercial, other estimate magnitude:**

Roof Dead Loads = 20 psf

Roof Live Loads = 30 psf

Typ. Floor Superimposed Dead Loads = 25 psf

Typ. Floor Live Loads = 50 psf (Office)

Typ. Hallways Dead Loads = 20 psf

Typ. Hallways Live Loads = 60 psf

Stairs Dead Loads = 10 psf

Stairs Live Loads = 80 psf

Typical Parking Garage Dead Loads = 15 psf

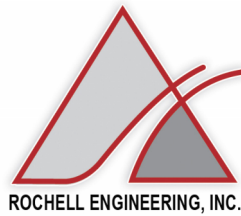
Typical Parking Garage Live Loads = 50 psf

- h. Signs of overloading? (Yes/No):** NO

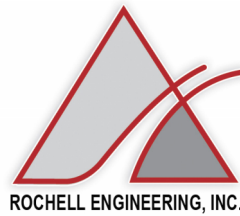
1. Describe:

6. MASONRY BEARING WALL – Indicate good, fair or poor on appropriate lines:

- | | |
|--|------|
| a. Concrete masonry units (CMU): | Good |
| b. Clay tile or terra cotta units: | N/A |
| c. Reinforced concrete tie columns: | Good |
| d. Reinforced concrete tie beams: | Good |
| e. Lintel: | Good |



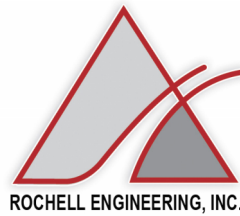
- f. Other type of bond beams: N/A
- g. Exterior masonry finishes (choose those that apply):
1. Stucco: Good
 2. Veneer: Good
 3. Paint only: Good
 4. Other (describe): N/A
- h. Exterior masonry finishes (choose those that apply):
1. Vapor barrier: N/A
 2. Furring and Plaster: Good
 3. Paneling: Good
 4. Paint only: Good
 5. Other (describe): N/A
- i. Cracks:
1. Location – Note beams, columns, other: Exterior stucco
 2. Description: Hairline to fine cracks on exterior masonry walls
- j. Spalling:
1. Location – Note beams, columns, other: No spalling noticed during this inspection
 2. Description: N/A
- 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):
- l. Samples chipped out for examination in spall areas (Yes/No): NO
1. Yes – Describe color, texture, aggregate, general quality:



7. FLOOR AND ROOF SYSTEM:

a. Roof (Must provide):

1. **Describe (flat, slope, type roofing, type roof deck and condition):** Roof framing for this office building consists of a 6-inch reinforced concrete slab supported on the exterior load-bearing masonry walls and concrete columns/beams at interior supports, which appears to be in GOOD overall condition.
2. **Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of support:** Air conditioning equipment (condensing units) on steel framing are present on Parking Garage top level and the roof level of the Main Building. The condition of the supports is GOOD. All condensing units (RTUs) are required to have hurricane straps (Refer to Photographs).
3. **Note types of drains and scuppers, and condition:** None observed
4. **Describe parapet build and current conditions:** Parapet is an extension of the 8" x 36" concrete beam present at the perimeter of the Main Building, which appears to be in GOOD overall condition.
5. **Describe mansard build and current conditions:** None observed
6. **Describe roofing membrane/covering and current conditions:** The roof of the Main Building is covered by a waterproofing membrane over the concrete slab, which appears to be in GOOD overall condition.
7. **Describe any roof framing member with obvious overloading, overstress, deterioration or excessive deflection:** None observed
8. **Note any expansion joints and condition:** Expansion joints were observed between the Parking Garage and Building, which is GOOD overall condition.



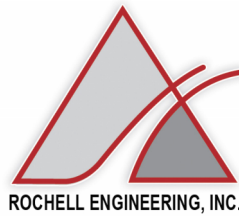
b. Floor system(s):

1. **Describe the floor system at each level, framing, material, typical spans and indicate condition):** Floor system consist of 6-inch reinforced concrete slabs supported on the exterior load-bearing masonry walls and concrete columns/beams at interior supports.
2. **Balconies: Indicate location, framing system, material, and condition:** None observed
3. **Stairs and escalators: indicate location, framing system, material, and condition:** Interior concrete framed stairs in GOOD condition.
4. **Ramps: indicate location, framing type, material, and condition:** Concrete ramps are present on each level of the Parking Garage. Observed to be in GOOD condition.
5. **Guardrails: describe type, material, and condition:** Guardrails at stairs were observed to be in GOOD 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:** During this inspection ceilings in a couple of locations were exposed to inspect the framing type.

8. STEEL FRAMING PLAN:

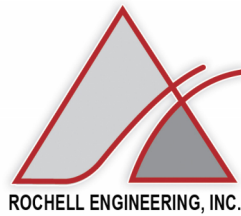
- a. **Description of system at each level:** No steel framing was observed during this inspection, except for the exterior fences and entrance doors. The steel barrier cables on the Parking Garage should be replaced due to the excess corrosion observed, which reduces its effectiveness. Refer to attached picture part of the Appendix.
- b. **Steel members – describe condition of paint and degree of corrosion:** The steel fences and entrance doors were observed in GOOD condition.



- c. **Steel connections: describe type and condition:** The connections were observed to be rust-free and in GOOD condition.
- d. **Concrete or other fireproofing – Note any cracking or spalling, and note where any covering was removed for inspection:** N/A
- e. **Identify any steel framing member with obvious overloading, overstress, deterioration, or excessive deflection (provide location):** None observed
- f. **Elevator sheave beams and connections, and machine floor beams – note condition:** GOOD condition

9. CONCRETE FRAMING SYSTEM:

- a. **Full description of structural system:** Lateral resisting system for residential building consists of concrete beams and concrete columns at exterior perimeter with infill panels of load-bearing masonry walls, supported on regular spread concrete and pile caps foundations. The concrete framing system was observed to be in GOOD condition.
- b. **Cracking:**
 - 1. **Significant or Not significant:** Some minor settlement cracks were observed on the existing CMU walls and concrete beams.
 - 2. **Location and description of members affected and type of cracking:** Cracks are located at re-entrant corners of existing masonry openings for doors and windows. Refer to Photographs.
- c. **General Condition:** Concrete beams and columns are in GOOD condition.
- d. **Rebar corrosion – check appropriate line:**
 - 1. **Non-visible:** √
 - 2. **Location and description of members affected and type of cracking:** None present.
 - 3. **Significant but patching will suffice:**
 - 4. **Significant – structural repairs required:**



ROCHELL ENGINEERING, INC.

e. Samples chipped out in spall areas:

1. **No** ✓
2. **Yes – describe color, texture, aggregate, general quality:**

10. WINDOWS:

a. Windows/Storefronts/Curtainwalls

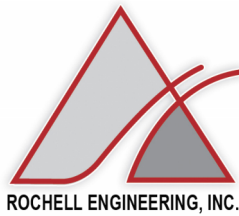
1. **Type (wood, steel, aluminum, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other):** All large windows are aluminum type fixed panel windows as observed throughout the entirety of the units, but smaller windows located in the rear of the units are single-hung. All tested windows were operable at time of inspection.
2. **Anchorage – type and condition of fasteners and latches:** 1/4" diameter tapcons were observed attaching window framing to walls.
3. **Sealant – type and condition of perimeter sealant and at mullions:** Urethane type sealants observed in FAIR condition.
4. **Interior seals – type and condition at operable vents:** None observed.
5. **General condition:** All windows are in FAIR condition; however, windows will have to be tested before the next recertification process due within the next ten years.
6. **Describe any repairs needed:** None

b. Structural Glazing on the exterior envelope of Threshold Buildings (Yes/No): NO

1. **Previous Inspection Date:**
2. **Description of Curtain Wall Structural Glazing and adhesive sealant:**
3. **Describe Condition of System:**

c. Exterior Doors:

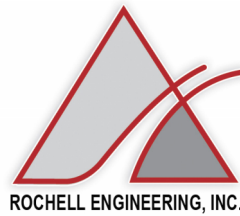
1. **Type (Wood, Steel, Aluminum, Sliding Glass Door, other):** Steel Doors
2. **Anchorage: type and condition of fasteners and latches:** Steel latches with 1/4" diameter TAPCON screws in GOOD condition.



3. **Sealant: type and condition of sealant:** Urethane type sealants observed in GOOD condition.
4. **General condition:** GOOD
5. **Describe any repairs needed:** NONE required

11. WOOD FRAMING:

- a. **Fully describe wood framing system.:** The only wood framing observed were the interior wood stud partitions.
- b. **Indicate the condition of the following:**
 1. **Walls:** The wood framed partition walls are in GOOD condition.
 2. **Floors:** N/A
 3. **Roof member, roof trusses:** N/A
- c. **Note metal connectors (i.e., angles, plates, bolts, split pintles, other, and note condition):** N/A
- d. **Joints: note if well fitted and still closed:** N/A
- e. **Drainage: note accumulations of moisture:** NONE
- f. **Ventilation: note any concealed spaces not ventilated:** NONE observed
- g. **Note any concealed spaces opened for inspection:** N/A
- h. **Identify any wood framing member with obvious overloading, overstress, deterioration, or excessing deflection:** NONE observed

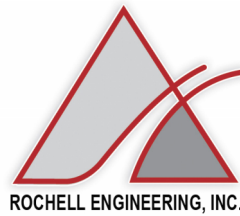


12. BUILDING FAÇADE INSPECTION (Threshold Buildings):

- a. Identify and describe the exterior walls and appurtenances on all sides of the building. (Cladding type, corbels, precast appliques, etc.):** The exterior masonry/concrete wall surface is sprayed stucco in GOOD condition and no cracks and/or delamination noted.
- b. Identify the attachment type of each appurtenance type (mechanically attached or adhered):**
- d. Indicate the condition of each appurtenance (distress, settlement, splitting, bulging, cracking, loosening of metal anchors and supports, water entry, movement of lintel or shelf angles, or other defects):** None observed

13. SPECIAL OR UNUSUAL FEATURES IN THE BUILDING:

- a. Identify and describe any special or unusual feature (i.e. cable suspended structures, tensile fabric roof, large sculptures, chimneys, porte-cochere, retaining walls, seawalls, etc.):** NONE observed
- b. Indicate condition of the special feature, its supports, and connections:** N/A



ENGINEERING STATEMENT:

I have inspected the Building in reference on April 5, 2022 & April 12, 2022 in compliance with requirements from the Florida Building Code, 2020 Edition and the “Minimum Inspection Procedural Guidelines for Building’s Structural Recertification” of Miami-Dade County Building Department (BORA Approved 11-18-21).

My observations and comments are included in this report, and in my professional judgment and to the best of my knowledge and belief, “**THIS BUILDING IS STRUCTURALLY SAFE AND ADEQUATE FOR ITS USE AND PRESENT OCCUPANCY**”. I am hereby recommending the Building must be Re-certified after 10 years from the date of this report and I am requesting the City of Coral Gables to take this action. No repairs and/or retrofitting of any structural members are required at this time.

It is to be clearly understood that, I have not conducted a detailed analysis of the structural plans and or shop drawings, and that nothing in this report should be construed directly or indirectly as a guarantee for any part of the structure.

To the best of my knowledge, belief and professional judgment, this report represents an appraisal of the present condition of the Building and the Structure, based on visual observation of the exposed areas to the extended reasonably possible.

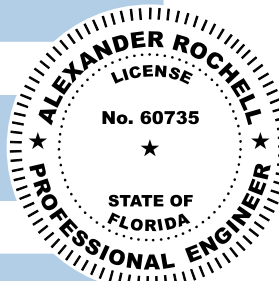
Respectfully,

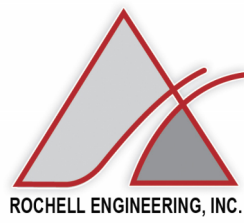
Alexander Rochell, P.E.
Florida Professional Engineer
Registration No. 60735

Digitally signed by
Alexander Rochell

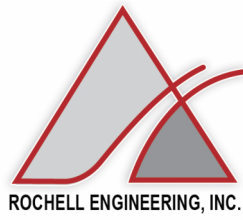
Contact Info:
Rochell
Engineering

Date: 2023.06.07
15:20:46-04'00'





APPENDIX

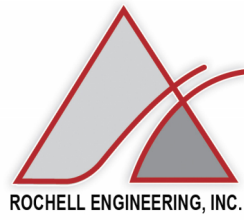


Front elevation along Ponce de Leon Blvd.



Side elevation along SW 8th Street

1500 NW 89th Court – Suite 212, Doral, FL 33172 Tel: 305.649.4049



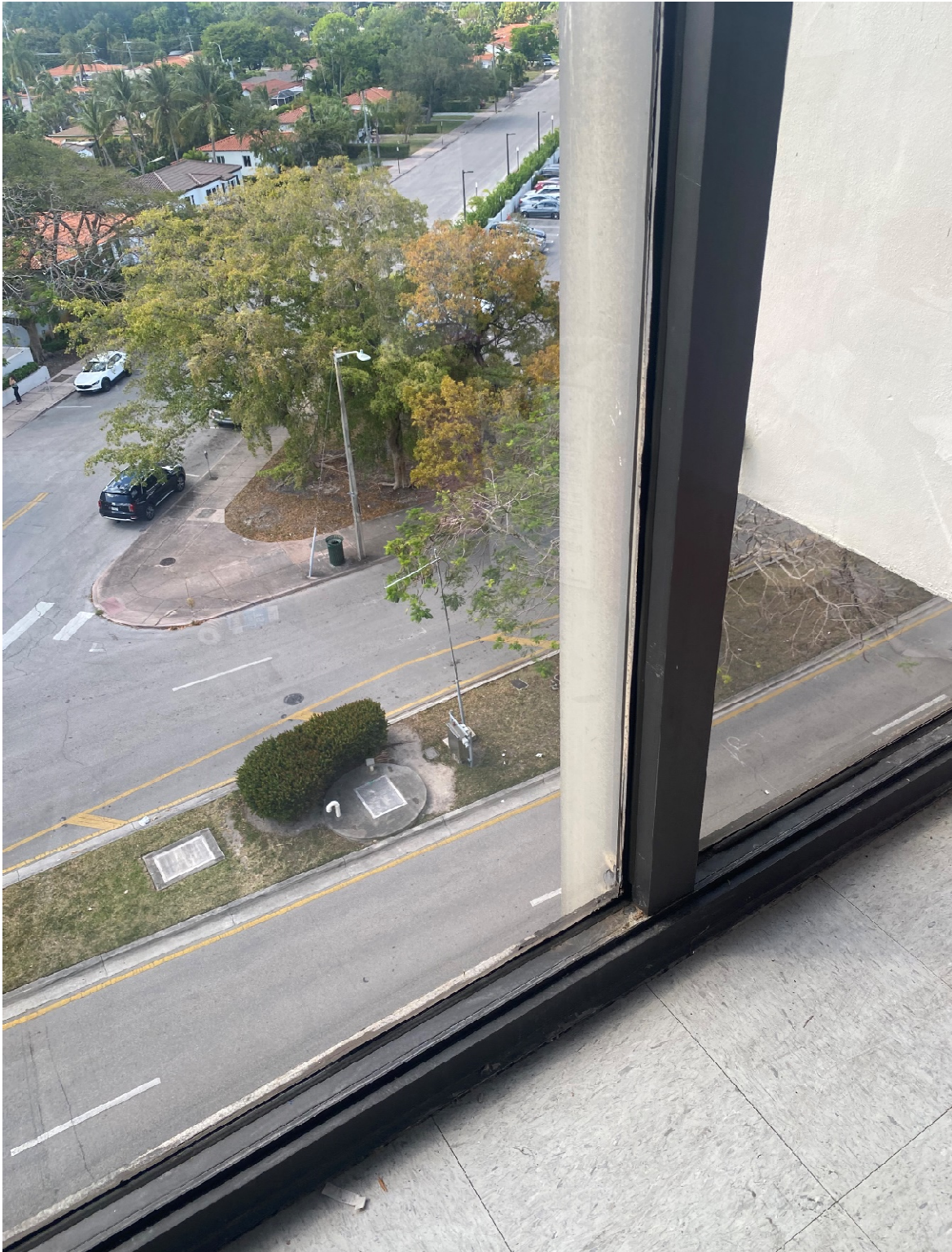
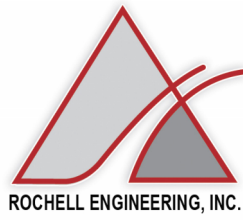
Rear Elevation along SW 8th Street & Galiano Avenue



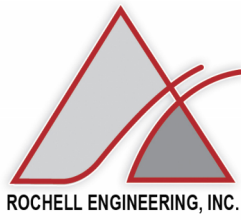
Typical concrete drop panel at interior column supports



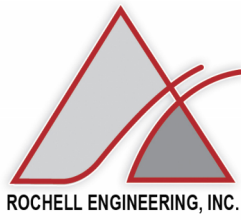
Typical interior concrete column/beam connection



Typical interior seals at window system



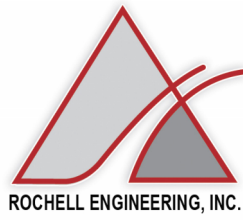
Typical interior seals at window system



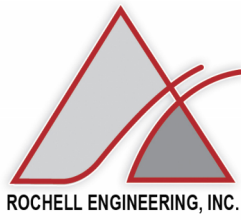
Typical exterior steel egress door at Main Building



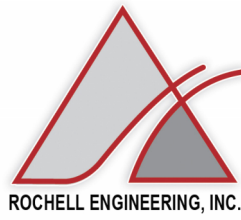
Typical framing at egress stairs



Typical exterior view of window system



View of exterior window system from Parking Garage



ROCHELL ENGINEERING, INC.

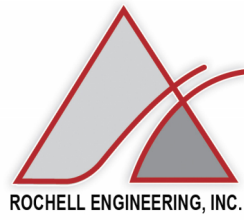


Typical glazing system around building perimeter



Top level of Parking Garage

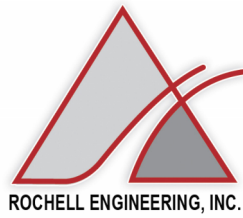
1500 NW 89th Court – Suite 212, Doral, FL 33172 Tel: 305.649.4049



RTUs located at top of the Parking Garage



RTU attachment to aluminum frames



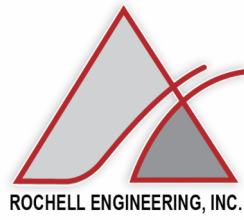
The steel barrier cables at Parking Garage needs replacement

6-7-23 UPDATE: Steel barrier cable system has been replaced



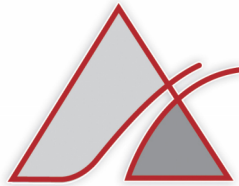
Excessive corrosion observed on barrier cables

6-7-23 UPDATE: Steel barrier cable system has been replaced



Typical floor of Parking Garage



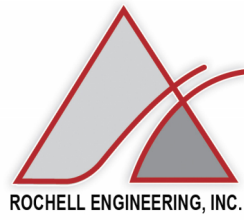


ROCHELL ENGINEERING, INC.

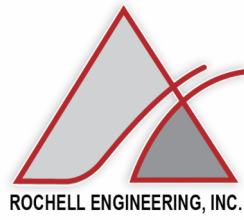
Typical floor of Parking Garage



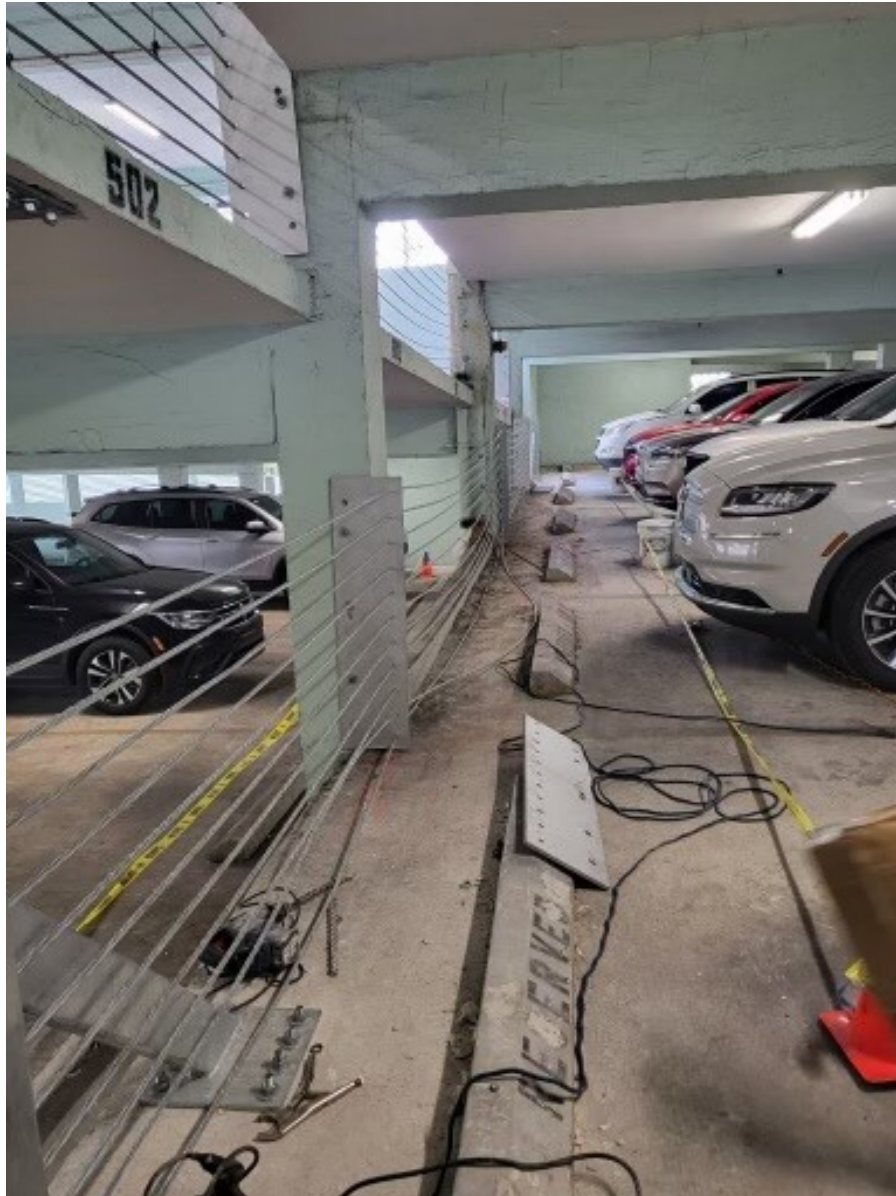
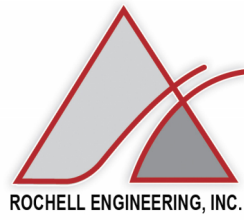
Parking Garage ground level typical column/beam



UPDATE 6-7-23: New cable railings installed



UPDATE 6-7-23: New cable railings installed



UPDATE 6-7-23: New cable railings installed



NV5, INC. • 14486 COMMERCE WAY, MIAMI LAKES, FL 33016 • TEL 305.666

SHOP DRAWING REVIEW

Project Name
747 Ponce Building



☒ APPROVED ☐ REJECTED
☐ REVISE & RESUBMIT ☐ APPROVED AS NOTED

BY Alex Rochell, PE DATE 8/28/2023

SUBMITTAL# SPEC

This review is only for general conformance of the project and general compliance. Corrections or comments made on these drawings during this review do not relieve Contractor/Subcontractor from compliance with the requirements of the plans and specifications. Contractor is responsible for all dimensions and fabrication to be confirmed and correlated at the job site

BARRIER CABLE SYSTEM INSPECTION

PROJECT NAME: 747 PONCE DE LEON PROJECT NO.: 18248
SITE ADDRESS: 747 PONCE DE LEON , FL DATE: 8 /5,21/ 2023
CONTRACTOR: TRINTEC construction INC FLOOR: 3 -CENTER
STRESSED BY: P T E JACK SERIAL: 0322-453
VERIFIED BY: D.PIERRE – NV5 GAUG SERIAL: 0322-453
FLOOR: 3-RAMP DOWN STRESS DIRECTION: EAST
LOCATION: GL D-GL J VEHICLE/PEDESTRIAN: _

Height 42": Corrosion Protection: _____

Tendon No.	Jacking Force, kip	Gauge Reading, psi	Anchor Lock-off/ insert	First Back Stressing	Stressing End	Second Back Stressing	Remarks Deflection 18" / Clearance 4"
1	N/A	N/A	Lock-off	7 turns	N/A	7 turns	
2	33	900	Lock-off	3500	900	3700	
3	33	900	Lock-off	3500	900	3700	
4	33	900	Lock-off	3500	900	3700	
5	33	900	Lock-off	3500	900	3700	
6	33	900	Lock-off	3500	900	3700	
7	33	900	Lock-off	3500	900	3700	
8	33	900	Lock-off	3500	900	3700	
9	33	900	Lock-off	3500	900	3700	
10	33	900	Lock-off	3500	900	3700	
11	33	900	Lock-off	3500	900	3700	





PROJECT NAME:	747 PONCE DE LEON	PROJECT NO.:	18248
SITE ADDRESS:	747 PONCE DE LEON , FL	DATE:	8 /5,21/ 2023
CONTRACTOR:	TRINTEC CONSTRUCTION INC	FLOOR:	2 -CENTER
STRESSED BY:	P T E	JACK SERIAL:	0322-453
VERIFIED BY:	D.PIERRE – NV5	GAUG SERIAL:	0322-453

LOCATION: GL D-GL J **VEHICLE/PEDESTRIAN:**

Tendon No.	Jacking Force, kip	Gauge Reading, psi	Anchor Lock-off/ insert	First Back Stressing	Stressing End	Second Back Stressing	Remarks Deflection 18" / Clearance 4"
1	N/A	N/A	Lock-off	7 turns	N/A	7 turns	
2	33	900	Lock-off	3500	900	3700	
3	33	900	Lock-off	3500	900	3700	
4	33	900	Lock-off	3500	900	3700	
5	33	900	Lock-off	3500	900	3700	
6	33	900	Lock-off	3500	900	3700	
7	33	900	Lock-off	3500	900	3700	
8	33	900	Lock-off	3500	900	3700	
9	33	900	Lock-off	3500	900	3700	
10	33	900	Lock-off	3500	900	3700	
11	33	900	Lock-off	3500	900	3700	

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BARRIER CABLE SYSTEM INSPECTION

PROJECT NAME:	747 PONCE DE LEON	PROJECT NO.:	18248
SITE ADDRESS:	747 PONCE DE LEON , FL	DATE:	8 /5,21/ 2023
CONTRACTOR:	TRINTEC CONSTRUCTION INC	FLOOR:	GROUND LEVEL-CENTER
STRESSED BY:	P T E	JACK SERIAL:	0322-453
VERIFIED BY:	D.PIERRE – NV5	GAUG SERIAL:	0322-453

FLOOR: GROUND LEVEL- RAMP UP STRESS DIRECTION: EAST

LOCATION: GL D-GL J VEHICLE/PEDESTRIAN:

Height 42": Corrosion Protection: _____

Tendon No.	Jacking Force, kip	Gauge Reading, psi	Anchor Lock-off/ insert	First Back Stressing	Stressing End	Second Back Stressing	Remarks Deflection 18" / Clearance 4"
1	N/A	N/A	Lock-off	7 turns	N/A	7 turns	
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4	33	900	Lock-off	3500	900	3700	
5	33	900	Lock-off	3500	900	3700	
6	33	900	Lock-off	3500	900	3700	
7	33	900	Lock-off	3500	900	3700	
8	33	900	Lock-off	3500	900	3700	
9	33	900	Lock-off	3500	900	3700	
10	33	900	Lock-off	3500	900	3700	
11	33	900	Lock-off	3500	900	3700	



Certificate of Completion

Be it known to all that

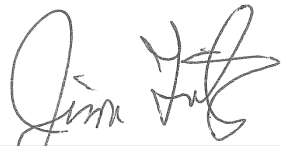
Alain Valdes

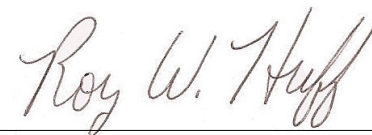
has been certified to have successfully completed
a comprehensive thirty-four hour course of study in

Thermal/Infrared Thermography, Level II

presented by Snell Infrared, and
conforming to the guidelines of
the American Society for Nondestructive Testing
(ASNT) *SNT-TC-1A (2011)*

June, 2023



Jim Fritz
CEO & President

Roy Huff
ASNT T/IRT Level III #81115

Certificate Number:221207-1



Certificate of Completion

Be it known to all that

Alain Valdes

has been certified to have successfully completed
a comprehensive thirty-four hour course of study in

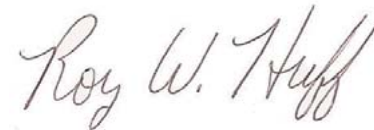
Thermal/Infrared Thermography, Level I

presented by Snell Infrared, and
conforming to the guidelines of
the American Society for Nondestructive Testing
(ASNT)SNT-TC-1A (2011)

October, 2022

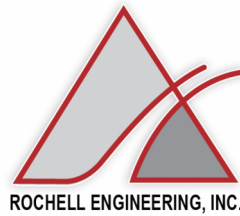


Jim Fritz
CEO & President



Roy Huff
ASNT T/IRT Level III #81115

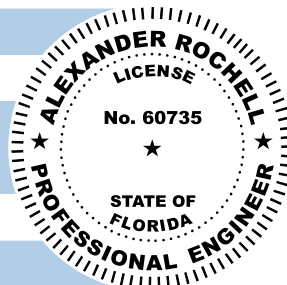
Certificate Number: 221207-1



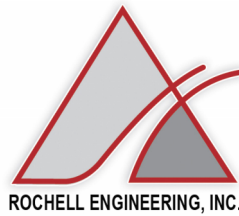
**Recertification of 50 Year Old Building For:
747 Ponce de Leon Blvd.
Coral Gables, FL 33134**



Digitally signed by
Alexander Rochell
Contact Info:
Rochell
Engineering
Date: 2023.10.27
08:49:00-04'00'



Alexander Rochell, P.E.
FL Registration No. 60735
Cert. of Authorization No. 27054



October 27, 2023

UPDATED

Building Official
City of Coral Gables Building & Zoning Dept.
405 Biltmore Way
Coral Gables, Florida 33134

**Re: 50-Year Building Recertification
747 Ponce de Leon Boulevard
Coral Gables, FL 33134
Folio No. 03-4105-091-0010**

Dear Building Official,

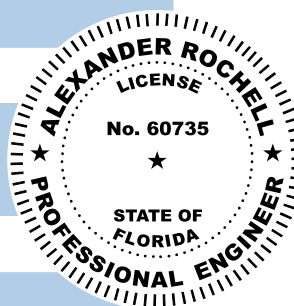
I, Alexander Rochell, Professional Engineer, have been retained to perform the Structural portion of the Building Recertification for the above-mentioned property. Enclosed you will find the structural report for the required 50-Year Building Recertification by the City of Coral Gables. I hereby attest that to the best of my knowledge, belief and professional judgment, the building is structurally safe for its use and present occupancy, in compliance with Section 8-11 (F) of the Miami-Dade County Administrative Code. Please allow this letter to serve as our recertification of the above noted property.

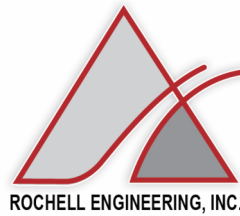
As a routine matter, in order to avoid any possible misunderstanding, nothing in this report should be construed directly or indirectly as a guarantee for any portion of the structure. To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the building. Should you have any questions regarding the above, please do not hesitate to contact our office.

Respectfully,

Alexander Rochell, P.E.
Florida Professional Engineer
Registration No. 60735

Digitally signed by
Alexander Rochell
Contact Info:
Rochell
Engineering
Date: 2023.10.27
08:53:53-04'00'





MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING STRUCTURAL RECERTIFICATION

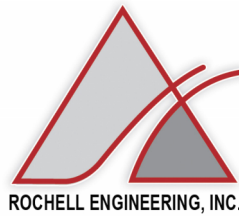
Inspection Date: April 5, 2022

Re-inspection Date: April 12, 2022

Inspection by: Alexander Rochell, P.E.

1. Description of Structure:

- a. Name of Title:** 747 Ponce Condominium Association, Inc.
- b. Street Address:** 747 Ponce de Leon Blvd., Suite 600, Coral Gables, FL 33134
- c. Legal Description:** Lots 8 to 12 in Block 21 of Coral Gables, Flagler Street, Section 10
- d. Owner's Name:** 747 Ponce Condominium Association, Inc.
- e. Owner's Mailing Address:** 747 Ponce de Leon Blvd., Suite 600, Coral Gables, FL 33134
- f. Folio Number of Building:** 03-4105-091-0010
- g. Building Code Occupancy Classification:** 1818 Office Building – Multistory:
Condominium - Commercial
- h. Present Use:** Office Building
- i. General Description:** Seven-story office building with multi-level parking garage built with CMU walls with beam & column structural framing supported on concrete spread foundations, concrete slabs floor and roof framing built in 1972 with a total adjusted square footage is 58,323 square feet. There is a two-elevator shear wall core as well as three separate stairs extending throughout all the floor levels.
- j. Number of Stories:** Seven-story building.

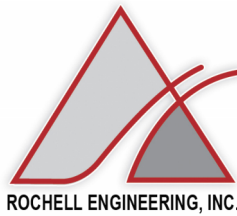


- k. Is this a Threshold Building as per 553.71(12) F.S. (Yes/No): YES**
- l. Provide an aerial of the property identifying the building being certified on a separate sheet. Attached: YES**
- m. Additional Comments: NONE**
- n. Additions to original structure: NONE**
- o. Total Actual Building Area of all floors: 58,323 sq. ft.**

2. INSPECTIONS:

- a. Date of notice of required inspection:** April 4, 2022
- b. Date of actual inspection:** April 5, 2022, April 12, 2022, June 6, 2023 and October 20, 2023
- c. Name, license number, discipline of practice, and qualifications of licensee submitting report:**

Alexander Rochell, P.E. Florida Registration No. 60735, Structural Engineer, State of Florida Threshold Inspector No. 60735
- d. Description of any laboratory or other formal testing, if required, rather than manual or visual procedures:** No laboratory or other formal testing was performed for this inspection.
- e. Are Any Structural Repairs Required? (YES/NO): YES**
 - 1. If required, describe, and indicate acceptance:** The barrier cables located in the Garage need replacement.
- f. Can the building continue to be occupied while recertification and repairs are ongoing? (YES/NO): YES**
 - 1. Explanation/Conditions:**
- g. Is it recommended that the building be vacated? (YES/NO): NO**



h. Has the property record been researched for violations or unsafe cases? (YES/NO):
NO

1. Explanation/Comments:

3. SUPPORTING DATA:

- a. _____ Additional sheets of written data
- b. 10 Photographs provided (where required plus each building elevation)
- c. _____ Drawings or sketches (aerial, site, footprint, etc.)
- d. _____ Test Reports

4. FOUNDATION:

A. DESCRIBE THE BUILDING FOUNDATION: Foundations consist of 4-PC and 7-PC concrete pile caps supported on 14"x14" precast concrete piles at column supports and regular spread foundations ranging from 2'-0" wide to 4'-0" wall foundations at exterior walls for both the Main Building and Parking Garage.

B. Is wood in contact or near soil? (Yes/No): NO

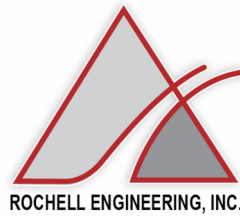
C. SIGNS OF DIFFERENTIAL SETTLEMENT? (Yes/No): NO

D. DESCRIBE ANY CRACKS OR SEPARATION IN THE WALLS, COLUMNS, OR BEAMS THAT SIGNAL DIFFERENTIAL SETTLEMENT: NONE OBSERVED

E. IS WATER DRAINED AWAY FROM THE FOUNDATION? (Yes/No): YES

F. IS THERE ADDITIONAL SUB-SOIL INVESTIGATION REQUIRED? (Yes/No): NO

1. DESCRIBE:



5. PRESENT CONDITION OF STRUCTURE:

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

- | | |
|------------------------|----------------|
| 1. Bulging: | Good Condition |
| 2. Settlement: | Good Condition |
| 3. Deflections: | Good Condition |
| 4. Expansion: | Good Condition |
| 5. Contraction: | Good Condition |

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

Some small hairline cracks present on perimeter exterior walls stucco and roof parapet walls, as well as the top surface of the parking garage slabs.

c. Surface Conditions (Describe general conditions of finishes, noting cracking, spalling, peeling, signs of moisture penetration & stains):

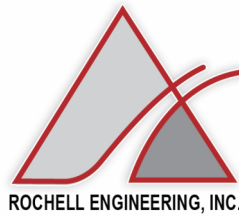
Small hairline cracks on the stucco of the perimeter exterior walls. Concrete beams and columns do not show any signs of distress. The top surface of the parking garage concrete slabs show minor to medium size cracks and spalling due to lack of waterproofing membrane. Overall the surface conditions of the office building are GOOD. The surface conditions of the parking garage can be described as FAIR.

d. Cracks (Note location in significant members. Identify crack size as HAIRLINE if barely noticed; FINE if less than 1mm in width; MEDIUM if between 1 & 2 mm in width; WIDE if over 2 mm in width):

Identified cracks on exterior walls are classified as HAIRLINE to FINE in size, with less than 1mm in width. The cracks on the Parking Garage are classified as FINE to MEDIUM in size.

e. General extent of deterioration – cracking or spalling of concrete or masonry; oxidation of metals; rot or borer attack on wood:

Only cracking on the stucco face of exterior masonry walls was observed. The general extent of deterioration is confined to a



few random isolated areas located on the Parking Garage. No spalling of concrete beams or columns was observed. No rot or borer attack on wood was observed.

- f. Previous patching or repairs:** Repairs to minor spalling noticed in some of the exterior walls has been noticed; however, they are related to the 40-year recertification performed in 2015.
- g. Nature of present loading – Indicate residential, commercial, other estimate magnitude:**

Roof Dead Loads = 20 psf

Roof Live Loads = 30 psf

Typ. Floor Superimposed Dead Loads = 25 psf

Typ. Floor Live Loads = 50 psf (Office)

Typ. Hallways Dead Loads = 20 psf

Typ. Hallways Live Loads = 60 psf

Stairs Dead Loads = 10 psf

Stairs Live Loads = 80 psf

Typical Parking Garage Dead Loads = 15 psf

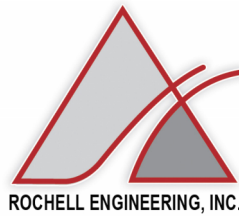
Typical Parking Garage Live Loads = 50 psf

- h. Signs of overloading? (Yes/No):** NO

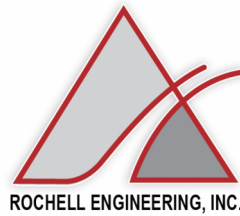
1. Describe:

6. MASONRY BEARING WALL – Indicate good, fair or poor on appropriate lines:

- | | |
|--|------|
| a. Concrete masonry units (CMU): | Good |
| b. Clay tile or terra cotta units: | N/A |
| c. Reinforced concrete tie columns: | Good |
| d. Reinforced concrete tie beams: | Good |
| e. Lintel: | Good |



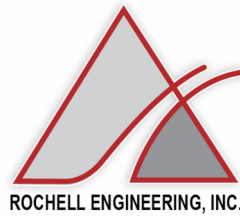
- f. Other type of bond beams: N/A
- g. Exterior masonry finishes (choose those that apply):
1. Stucco: Good
 2. Veneer: Good
 3. Paint only: Good
 4. Other (describe): N/A
- h. Exterior masonry finishes (choose those that apply):
1. Vapor barrier: N/A
 2. Furring and Plaster: Good
 3. Paneling: Good
 4. Paint only: Good
 5. Other (describe): N/A
- i. Cracks:
1. Location – Note beams, columns, other: Exterior stucco
 2. Description: Hairline to fine cracks on exterior masonry walls
- j. Spalling:
1. Location – Note beams, columns, other: No spalling noticed during this inspection
 2. Description: N/A
- 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):
- l. Samples chipped out for examination in spall areas (Yes/No): NO
1. Yes – Describe color, texture, aggregate, general quality:



7. FLOOR AND ROOF SYSTEM:

a. Roof (Must provide):

1. **Describe (flat, slope, type roofing, type roof deck and condition):** Roof framing for this office building consists of a 6-inch reinforced concrete slab supported on the exterior load-bearing masonry walls and concrete columns/beams at interior supports, which appears to be in GOOD overall condition.
2. **Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of support:** Air conditioning equipment (condensing units) on steel framing are present on Parking Garage top level and the roof level of the Main Building. The condition of the supports is GOOD. All condensing units (RTUs) are required to have hurricane straps (Refer to Photographs).
3. **Note types of drains and scuppers, and condition:** None observed
4. **Describe parapet build and current conditions:** Parapet is an extension of the 8" x 36" concrete beam present at the perimeter of the Main Building, which appears to be in GOOD overall condition.
5. **Describe mansard build and current conditions:** None observed
6. **Describe roofing membrane/covering and current conditions:** The roof of the Main Building is covered by a waterproofing membrane over the concrete slab, which appears to be in GOOD overall condition.
7. **Describe any roof framing member with obvious overloading, overstress, deterioration or excessive deflection:** None observed
8. **Note any expansion joints and condition:** Expansion joints were observed between the Parking Garage and Building, which is GOOD overall condition.



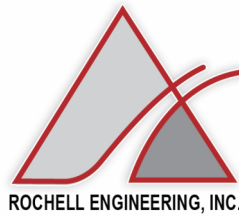
b. Floor system(s):

1. **Describe the floor system at each level, framing, material, typical spans and indicate condition):** Floor system consist of 6-inch reinforced concrete slabs supported on the exterior load-bearing masonry walls and concrete columns/beams at interior supports.
2. **Balconies: Indicate location, framing system, material, and condition:** None observed
3. **Stairs and escalators: indicate location, framing system, material, and condition:** Interior concrete framed stairs in GOOD condition.
4. **Ramps: indicate location, framing type, material, and condition:** Concrete ramps are present on each level of the Parking Garage. Observed to be in GOOD condition.
5. **Guardrails: describe type, material, and condition:** Guardrails at stairs were observed to be in GOOD 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:** During this inspection ceilings in a couple of locations were exposed to inspect the framing type.

8. STEEL FRAMING PLAN:

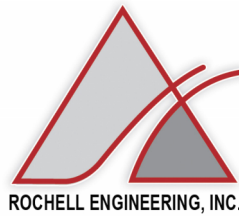
- a. **Description of system at each level:** No steel framing was observed during this inspection, except for the exterior fences and entrance doors. The steel barrier cables on the Parking Garage should be replaced due to the excess corrosion observed, which reduces its effectiveness. Refer to attached picture part of the Appendix.
- b. **Steel members – describe condition of paint and degree of corrosion:** The steel fences and entrance doors were observed in GOOD condition.



- c. **Steel connections: describe type and condition:** The connections were observed to be rust-free and in GOOD condition.
- d. **Concrete or other fireproofing – Note any cracking or spalling, and note where any covering was removed for inspection:** N/A
- e. **Identify any steel framing member with obvious overloading, overstress, deterioration, or excessive deflection (provide location):** None observed
- f. **Elevator sheave beams and connections, and machine floor beams – note condition:** GOOD condition

9. CONCRETE FRAMING SYSTEM:

- a. **Full description of structural system:** Lateral resisting system for residential building consists of concrete beams and concrete columns at exterior perimeter with infill panels of load-bearing masonry walls, supported on regular spread concrete and pile caps foundations. The concrete framing system was observed to be in GOOD condition.
- b. **Cracking:**
 - 1. **Significant or Not significant:** Some minor settlement cracks were observed on the existing CMU walls and concrete beams.
 - 2. **Location and description of members affected and type of cracking:** Cracks are located at re-entrant corners of existing masonry openings for doors and windows. Refer to Photographs.
- c. **General Condition:** Concrete beams and columns are in GOOD condition.
- d. **Rebar corrosion – check appropriate line:**
 - 1. **Non-visible:** √
 - 2. **Location and description of members affected and type of cracking:** None present.
 - 3. **Significant but patching will suffice:**
 - 4. **Significant – structural repairs required:**



e. Samples chipped out in spall areas:

1. No ✓
2. Yes – describe color, texture, aggregate, general quality:

10. WINDOWS:

a. Windows/Storefronts/Curtainwalls

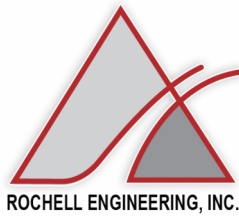
1. **Type (wood, steel, aluminum, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other):** All large windows are aluminum type fixed panel windows as observed throughout the entirety of the units, but smaller windows located in the rear of the units are single-hung. All tested windows were operable at time of inspection.
2. **Anchorage – type and condition of fasteners and latches:** 1/4" diameter tapcons were observed attaching window framing to walls.
3. **Sealant – type and condition of perimeter sealant and at mullions:** Urethane type sealants observed in FAIR condition.
4. **Interior seals – type and condition at operable vents:** None observed.
5. **General condition:** All windows are in FAIR condition; however, windows will have to be tested before the next recertification process due within the next ten years.
6. **Describe any repairs needed:** None

b. Structural Glazing on the exterior envelope of Threshold Buildings (Yes/No): NO

1. **Previous Inspection Date:**
2. **Description of Curtain Wall Structural Glazing and adhesive sealant:**
3. **Describe Condition of System:**

c. Exterior Doors:

1. **Type (Wood, Steel, Aluminum, Sliding Glass Door, other):** Steel Doors
2. **Anchorage: type and condition of fasteners and latches:** Steel latches with 1/4" diameter TAPCON screws in GOOD condition.

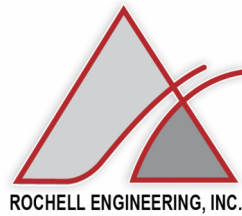


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3. **Sealant: type and condition of sealant:** Urethane type sealants observed in GOOD condition.
4. **General condition:** GOOD
5. **Describe any repairs needed:** NONE required

11. WOOD FRAMING:

- a. **Fully describe wood framing system.:** The only wood framing observed were the interior wood stud partitions.
- b. **Indicate the condition of the following:**
 1. **Walls:** The wood framed partition walls are in GOOD condition.
 2. **Floors:** N/A
 3. **Roof member, roof trusses:** N/A
- c. **Note metal connectors (i.e., angles, plates, bolts, split pintles, other, and note condition):** N/A
- d. **Joints: note if well fitted and still closed:** N/A
- e. **Drainage: note accumulations of moisture:** NONE
- f. **Ventilation: note any concealed spaces not ventilated:** NONE observed
- g. **Note any concealed spaces opened for inspection:** N/A
- h. **Identify any wood framing member with obvious overloading, overstress, deterioration, or excessing deflection:** NONE observed



12. BUILDING FAÇADE INSPECTION (Threshold Buildings):

a. Identify and describe the exterior walls and appurtenances on all sides of the building. (Cladding type, corbels, precast appliques, etc.): The exterior masonry/concrete wall surface is sprayed stucco in GOOD condition and no cracks and/or delamination noted.

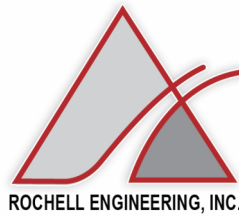
b. Identify the attachment type of each appurtenance type (mechanically attached or adhered):

d. Indicate the condition of each appurtenance (distress, settlement, splitting, bulging, cracking, loosening of metal anchors and supports, water entry, movement of lintel or shelf angles, or other defects): None observed

13. SPECIAL OR UNUSUAL FEATURES IN THE BUILDING:

a. Identify and describe any special or unusual feature (i.e. cable suspended structures, tensile fabric roof, large sculptures, chimneys, porte-cochere, retaining walls, seawalls, etc.): NONE observed

b. Indicate condition of the special feature, its supports, and connections: N/A



ENGINEERING STATEMENT:

I have inspected the Building in reference on April 5, 2022 & April 12, 2022 in compliance with requirements from the Florida Building Code, 2020 Edition and the “Minimum Inspection Procedural Guidelines for Building’s Structural Recertification” of Miami-Dade County Building Department (BORA Approved 11-18-21).

My observations and comments are included in this report, and in my professional judgment and to the best of my knowledge and belief, “**THIS BUILDING IS STRUCTURALLY SAFE AND ADEQUATE FOR ITS USE AND PRESENT OCCUPANCY**”. I am hereby recommending the Building must be Re-certified after 10 years from the date of this report and I am requesting the City of Coral Gables to take this action. No repairs and/or retrofitting of any structural members are required at this time.

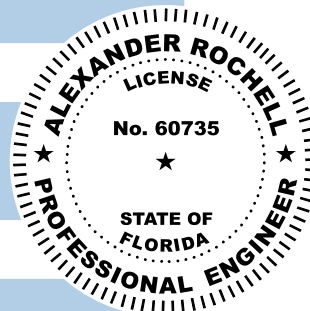
It is to be clearly understood that, I have not conducted a detailed analysis of the structural plans and or shop drawings, and that nothing in this report should be construed directly or indirectly as a guarantee for any part of the structure.

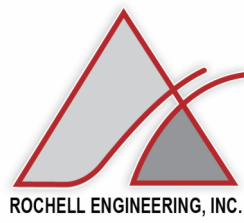
To the best of my knowledge, belief and professional judgment, this report represents an appraisal of the present condition of the Building and the Structure, based on visual observation of the exposed areas to the extended reasonably possible.

Respectfully,

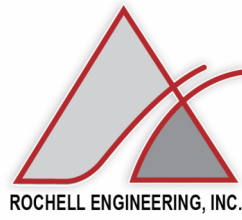
Alexander Rochell, P.E.
Florida Professional Engineer
Registration No. 60735

Digitally signed
by Alexander
Rochell
Contact Info:
Rochell
Engineering
Date: 2023.10.27
08:54:16-04'00'





APPENDIX

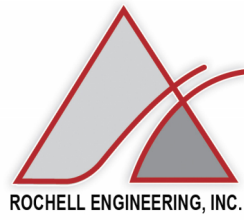


Front elevation along Ponce de Leon Blvd.



Side elevation along SW 8th Street

1500 NW 89th Court – Suite 212, Doral, FL 33172 Tel: 305.649.4049



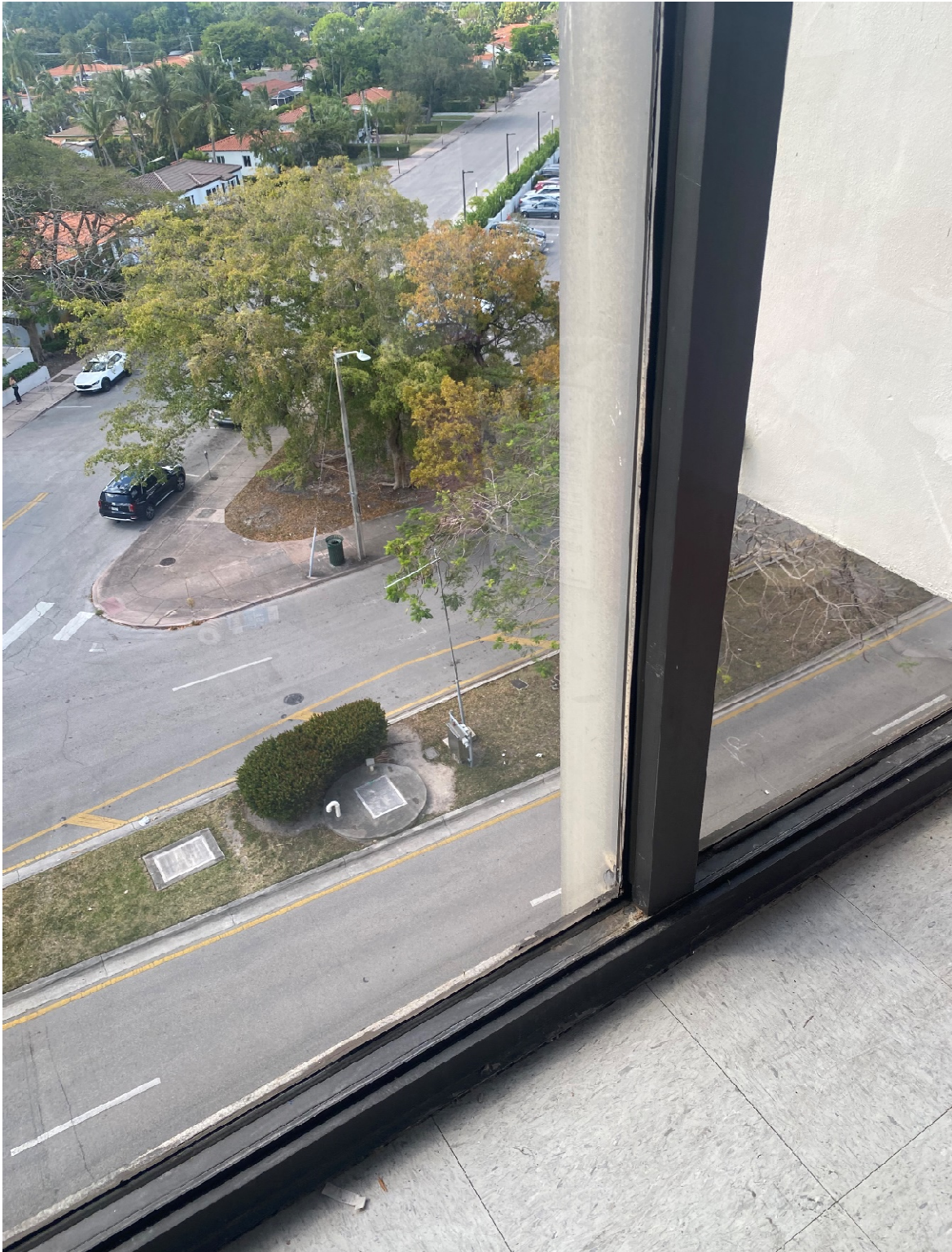
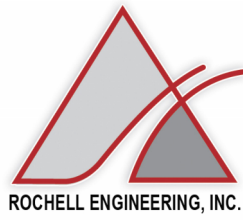
Rear Elevation along SW 8th Street & Galiano Avenue



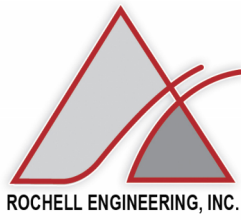
Typical concrete drop panel at interior column supports



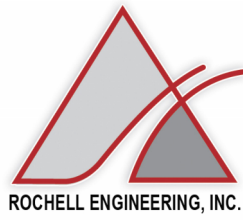
Typical interior concrete column/beam connection



Typical interior seals at window system



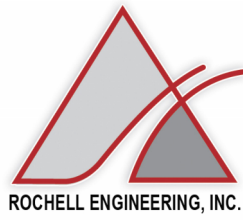
Typical interior seals at window system



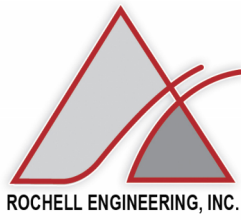
Typical exterior steel egress door at Main Building



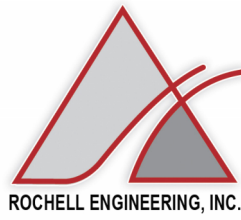
Typical framing at egress stairs



Typical exterior view of window system



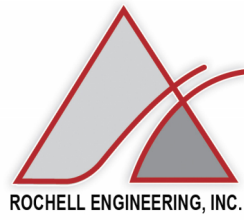
View of exterior window system from Parking Garage



Typical glazing system around building perimeter



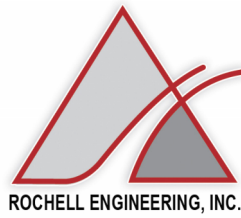
Top level of Parking Garage



RTUs located at top of the Parking Garage



RTU attachment to aluminum frames



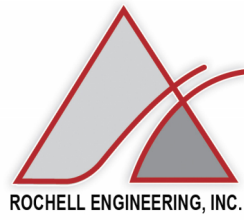
The steel barrier cables at Parking Garage needs replacement

6-7-23 UPDATE: Steel barrier cable system has been replaced



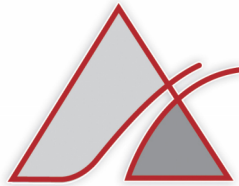
Excessive corrosion observed on barrier cables

6-7-23 UPDATE: Steel barrier cable system has been replaced



Typical floor of Parking Garage



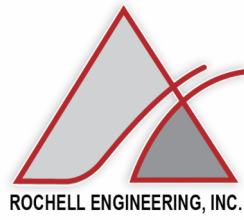


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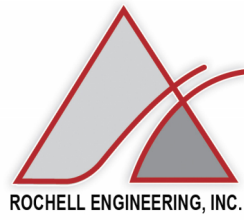
Typical floor of Parking Garage



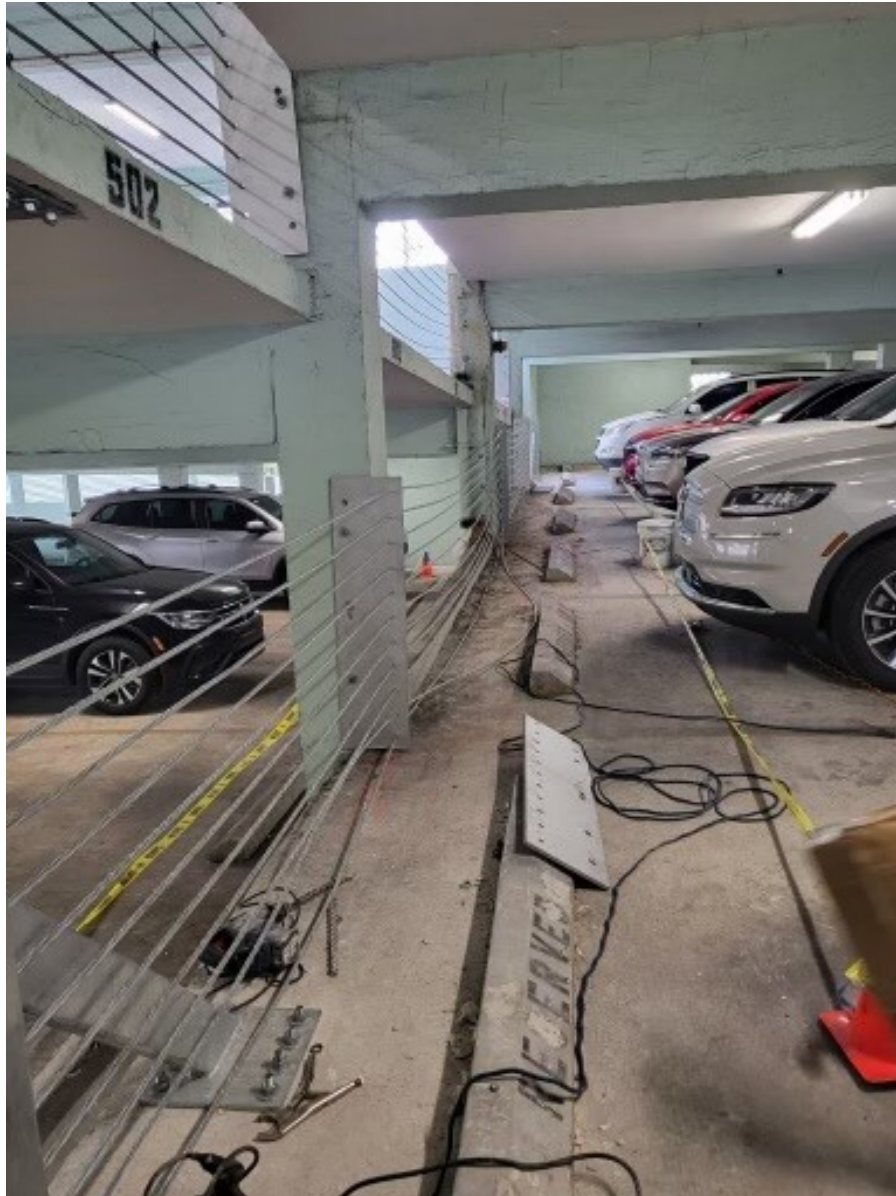
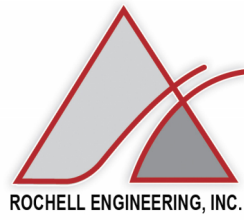
Parking Garage ground level typical column/beam



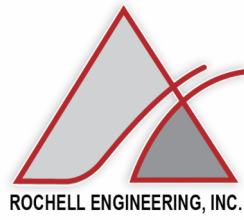
UPDATE 6-7-23: New cable railings installed



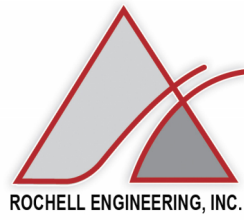
UPDATE 6-7-23: New cable railings installed



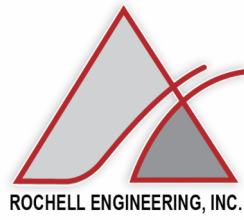
UPDATE 6-7-23: New cable railings installed



UPDATE 10-27-23: New cable railings final inspection



UPDATE 10-27-23: New cable railings final inspection



UPDATE 10-27-23: New cable railings final inspection



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 4/22/2022

Property Information	
Folio:	03-4105-091-0010
Property Address:	747 PONCE DE LEON BLVD UNIT: 100-1 Coral Gables, FL 33134-2049
Owner	B & B INVEST MGMT LTD
Mailing Address	747 PONCE DE LEON BLVD #100-1 CORAL GABLES, FL 33134-2049
PA Primary Zone	6400 COMMERCIAL - CENTRAL
Primary Land Use	1818 OFFICE BUILDING - MULTISTORY : CONDOMINIUM - COMMERCIAL
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	1
Actual Area	Sq.Ft
Living Area	3,091 Sq.Ft
Adjusted Area	3,091 Sq.Ft
Lot Size	0 Sq.Ft
Year Built	1972



Assessment Information			
Year	2021	2020	2019
Land Value	\$0	\$0	\$0
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$587,290	\$587,290	\$618,200
Assessed Value	\$587,290	\$587,290	\$618,200

Benefits Information				
Benefit	Type	2021	2020	2019
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description
747 PONCE CONDO
UNIT 100-1
UNDIV 5.2400%
INT IN COMMON ELEMENTS
OFF REC 21801-2544

Taxable Value Information			
	2021	2020	2019
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$587,290	\$587,290	\$618,200
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$587,290	\$587,290	\$618,200
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$587,290	\$587,290	\$618,200
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$587,290	\$587,290	\$618,200

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
12/01/2003	\$1,950,900	21990-4031	Deeds that include more than one parcel

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:



NV5, INC. • 14486 COMMERCE WAY, MIAMI LAKES, FL 33016 • TEL 305.666

SHOP DRAWING REVIEW

Project Name
747 Ponce Building



☒ APPROVED ☐ REJECTED
☐ REVISE & RESUBMIT ☐ APPROVED AS NOTED

BY Alex Rochell, PE DATE 8/28/2023

SUBMITTAL# SPEC

This review is only for general conformance of the project and general compliance. Corrections or comments made on these drawings during this review do not relieve Contractor/Subcontractor from compliance with the requirements of the plans and specifications. Contractor is responsible for all dimensions and fabrication to be confirmed and correlated at the job site

BARRIER CABLE SYSTEM INSPECTION

PROJECT NAME: 747 PONCE DE LEON PROJECT NO.: 18248
SITE ADDRESS: 747 PONCE DE LEON , FL DATE: 8 /5,21/ 2023
CONTRACTOR: TRINTEC construction INC FLOOR: 3 -CENTER
STRESSED BY: P T E JACK SERIAL: 0322-453
VERIFIED BY: D.PIERRE – NV5 GAUG SERIAL: 0322-453
FLOOR: 3-RAMP DOWN STRESS DIRECTION: EAST
LOCATION: GL D-GL J VEHICLE/PEDESTRIAN: _

Height 42": Corrosion Protection: _____

Tendon No.	Jacking Force, kip	Gauge Reading, psi	Anchor Lock-off/ insert	First Back Stressing	Stressing End	Second Back Stressing	Remarks Deflection 18" / Clearance 4"
1	N/A	N/A	Lock-off	7 turns	N/A	7 turns	
2	33	900	Lock-off	3500	900	3700	
3	33	900	Lock-off	3500	900	3700	
4	33	900	Lock-off	3500	900	3700	
5	33	900	Lock-off	3500	900	3700	
6	33	900	Lock-off	3500	900	3700	
7	33	900	Lock-off	3500	900	3700	
8	33	900	Lock-off	3500	900	3700	
9	33	900	Lock-off	3500	900	3700	
10	33	900	Lock-off	3500	900	3700	
11	33	900	Lock-off	3500	900	3700	





PROJECT NAME:	747 PONCE DE LEON	PROJECT NO.:	18248
SITE ADDRESS:	747 PONCE DE LEON , FL	DATE:	8 /5,21/ 2023
CONTRACTOR:	TRINTEC CONSTRUCTION INC	FLOOR:	2 -CENTER
STRESSED BY:	P T E	JACK SERIAL:	0322-453
VERIFIED BY:	D.PIERRE – NV5	GAUG SERIAL:	0322-453

LOCATION: GL D-GL J **VEHICLE/PEDESTRIAN:**

Tendon No.	Jacking Force, kip	Gauge Reading, psi	Anchor Lock-off/ insert	First Back Stressing	Stressing End	Second Back Stressing	Remarks Deflection 18" / Clearance 4"
1	N/A	N/A	Lock-off	7 turns	N/A	7 turns	
2	33	900	Lock-off	3500	900	3700	
3	33	900	Lock-off	3500	900	3700	
4	33	900	Lock-off	3500	900	3700	
5	33	900	Lock-off	3500	900	3700	
6	33	900	Lock-off	3500	900	3700	
7	33	900	Lock-off	3500	900	3700	
8	33	900	Lock-off	3500	900	3700	
9	33	900	Lock-off	3500	900	3700	
10	33	900	Lock-off	3500	900	3700	
11	33	900	Lock-off	3500	900	3700	

BARRIER CABLE SYSTEM INSPECTION

PROJECT NAME:	747 PONCE DE LEON	PROJECT NO.:	18248
SITE ADDRESS:	747 PONCE DE LEON , FL	DATE:	8 /5,21/ 2023
CONTRACTOR:	TRINTEC CONSTRUCTION INC	FLOOR:	GROUND LEVEL-CENTER
STRESSED BY:	P T E	JACK SERIAL:	0322-453
VERIFIED BY:	D.PIERRE – NV5	GAUG SERIAL:	0322-453

FLOOR: GROUND LEVEL- RAMP UP STRESS DIRECTION: EAST

LOCATION: GL D-GL J VEHICLE/PEDESTRIAN:

Height 42": Corrosion Protection: _____

Tendon No.	Jacking Force, kip	Gauge Reading, psi	Anchor Lock-off/ insert	First Back Stressing	Stressing End	Second Back Stressing	Remarks Deflection 18" / Clearance 4"
1	N/A	N/A	Lock-off	7 turns	N/A	7 turns	
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4	33	900	Lock-off	3500	900	3700	
5	33	900	Lock-off	3500	900	3700	
6	33	900	Lock-off	3500	900	3700	
7	33	900	Lock-off	3500	900	3700	
8	33	900	Lock-off	3500	900	3700	
9	33	900	Lock-off	3500	900	3700	
10	33	900	Lock-off	3500	900	3700	
11	33	900	Lock-off	3500	900	3700	

DATE: 4/24/2023

CUSTOMER: TRINTEC Construction INC

JOB ADDRESS: 747 Ponce de Leon, Coral Gables, FL 33134

JOB DESCRIPTION: Infrared Thermography Report

ATTENTION: Petulia Schvartz

INFRARED THERMOGRAPHY REPORT



REPORT PREPARED BY

Eng. Alain Valdes

360 ELECTRICAL & ENGINEERING SERVICES LLC

Email:

info@360electricalservices.com

Office: 786-348-2166

Web: www.360electricalservices.com

Table of Contents

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1.2	TESTING CRITERIA AND TESTING RESULTS	3
2.	SUMMARY-RECOMMENDATIONS.....	59
3.	GENERAL NOTES.....	60

1. WORK SCOPE

1.1 ELECTRICAL THERMOGRAPHY

- a. Inspect distribution Systems with infrared imaging equipment.
- b. Perform survey on the following equipment:
 - MDPs
 - Switchgears
 - Distribution Panels
 - Electrical connections
- c. Evaluate connections Integrity.
- d. Provide report.

1.2 TESTING CRITERIA AND TESTING RESULTS

To proactively determine possible failure modes, NETA standards were used as a guiding principle. NETA (International Electrical Testing Association) provides guidelines for thermal inspections of electrical equipment in the new ANSI/NETA MTS-2007. MTS stands for "Maintenance Testing Specifications". These guidelines are based on differences in temperature from one phase conductor or component to another. Recommended action depends on the difference in the temperatures, as illustrated in the table from the ANSI/ MTS-2007 below. Temperature specifications vary depending on the exact type of equipment. Even in the same class of equipment (i.e., breakers, cables), there are different temperature ratings. Heating is generally related to the square of the current; therefore, the load current will have a major impact on temperature variances. In the absence of consensus standards for ΔT , the values in this table will provide reasonable guidelines.

Temperature difference (ΔT) based on comparisons between similar components under similar loading	Temperature difference (ΔT) based on comparisons between component and ambient air temperatures	Recommended action
1 °C to 3 °C	1 °C to 10 °C	Possible deficiency; warrants investigation
4 °C to 15 °C	11 °C to 20 °C	Indicates probable deficiency; repair as time permits
-----	21 °C to 40 °C	Monitor until corrective measures can be accomplished
>15 °C	>40 °C	Major discrepancy; repair immediately

7650 NW 50th ST Miami, Florida 33166 Off. 786-348-2156 Fax:86-348-2166

Email: info@360electricalservices.com Web: www.360electricalservices.com

Measurements

Sp1	31.1 °C
Sp2	31.3 °C
Sp3	31.4 °C

Parameters

Emissivity	0.95
Refl. temp.	6 °C
Distance	5 ft
Atmospheric temp.	30 °C
Ext. optics temp.	20 °C
Ext. optics trans.	1
Relative humidity	54 %

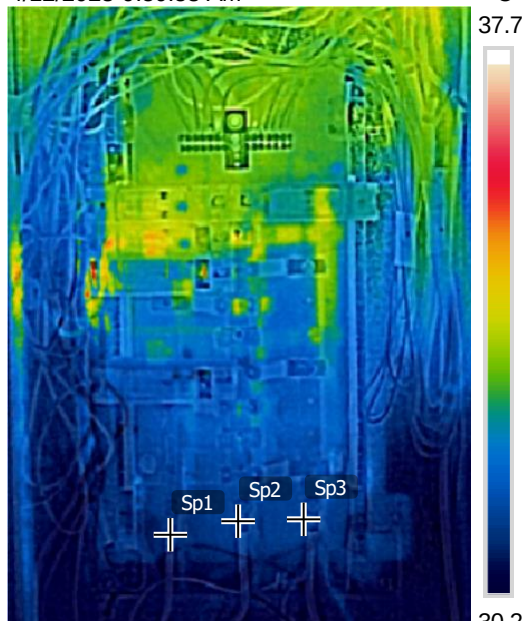
Geolocation

Compass	291° W
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Note

Building 747 Ponce de Leon. Lower floor. Main electrical room. Panel HP. Electrical room used as store with a lot of plumber items inside. There is double tapping on breaker #5. Incorrect wire color codes. Wire splices were observed – Possible NEC Violations. Possible deficiency; warrants investigation.

4/12/2023 9:50:58 AM



IR_17076.jpg FLIR T460 (i... 62109266

4/12/2023 9:50:58 AM



IR_17076.jpg FLIR T460 (incl. Wi 62109266

Measurements

Sp1	34.2 °C
Sp2	34.3 °C
Sp3	34.2 °C
Sp4	31.7 °C
Sp5	31.7 °C
Sp6	31.7 °C

Parameters

Emissivity	0.95
Refl. temp.	6 °C
Distance	5 ft
Atmospheric temp.	30 °C
Ext. optics temp.	20 °C
Ext. optics trans.	1
Relative humidity	54 %

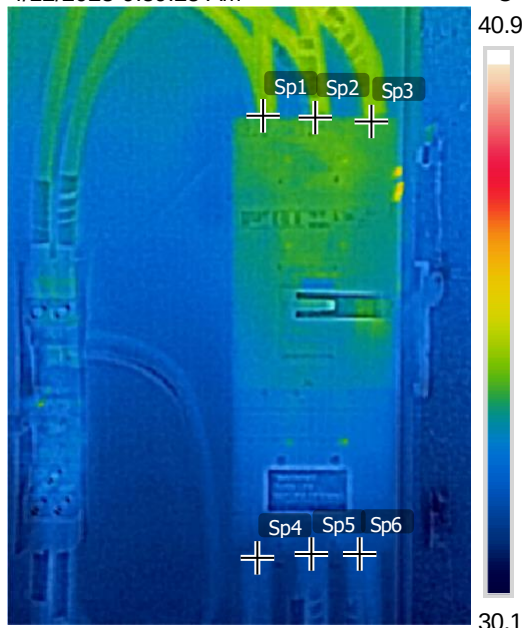
Geolocation

Compass	27° NE
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Note

Building 747 Ponce de Leon. Lower floor. Main electrical room. Main breaker 1 of 6.
Possible deficiency; warrants investigation.

4/12/2023 9:59:25 AM



IR_17077.jpg FLIR T460 (i... 62109266

4/12/2023 9:59:25 AM



IR_17077.jpg FLIR T460 (incl. Wi 62109266

Measurements

Sp1	33.4 °C
Sp2	33.5 °C
Sp3	33.6 °C
Sp4	36.0 °C
Sp5	35.2 °C
Sp6	34.0 °C

Parameters

Emissivity	0.95
Refl. temp.	6 °C
Distance	4 ft
Atmospheric temp.	30 °C
Ext. optics temp.	20 °C
Ext. optics trans.	1
Relative humidity	54 %

Geolocation

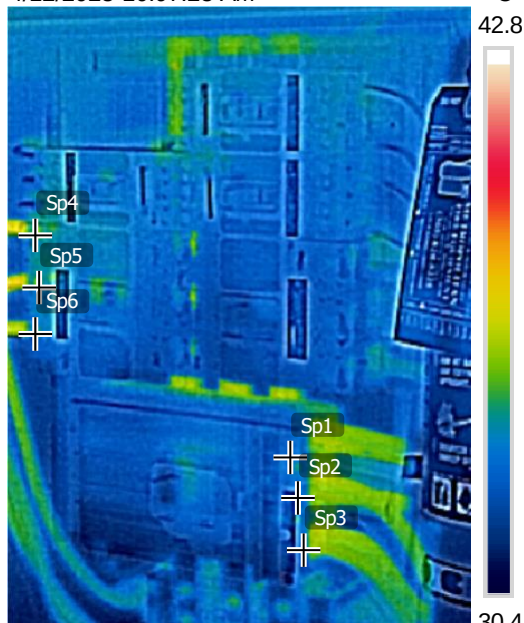
Compass	269° W
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Note

Building 747 Ponce de Leon. Lower floor. Main electrical room. Main panel 1 of 6.

Signs of corrosion in some connections were observed. Possible deficiency; warrants investigation.

4/12/2023 10:07:23 AM



IR_17078.jpg FLIR T460 (i... 62109266

4/12/2023 10:07:23 AM



IR_17078.jpg FLIR T460 (incl. Wi 62109266

Measurements

Sp1	33.9 °C
Sp2	32.3 °C
Sp3	31.8 °C
Sp4	34.5 °C
Sp5	34.2 °C

Parameters

Emissivity	0.95
Refl. temp.	6 °C
Distance	4 ft
Atmospheric temp.	30 °C
Ext. optics temp.	20 °C
Ext. optics trans.	1
Relative humidity	54 %

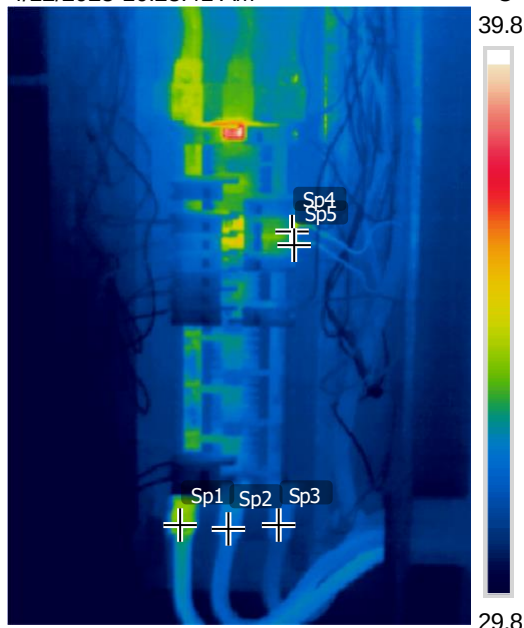
Geolocation

Compass	338° N
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Note

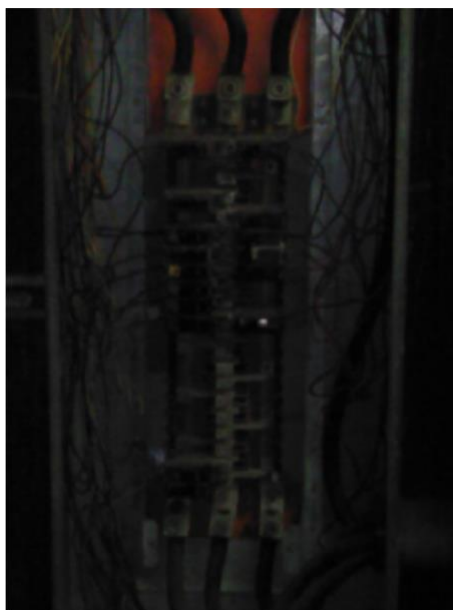
Building 747 Ponce de Leon. Lower floor. Main electrical room. Panel A.
Wires are not color coded.
Spliced cables and signs of high corrosion were observed.
Possible deficiency; warrants investigation.

4/12/2023 10:28:41 AM



IR_17080.jpg FLIR T460 (i... 62109266

4/12/2023 10:28:41 AM



IR_17080.jpg FLIR T460 (incl. Wi 62109266

Measurements

Sp1	34.6 °C
Sp2	33.6 °C
Sp3	34.3 °C
Sp4	36.2 °C
Sp5	36.9 °C
Sp6	34.7 °C

Parameters

Emissivity	0.95
Refl. temp.	6 °C
Distance	4 ft
Atmospheric temp.	30 °C
Ext. optics temp.	20 °C
Ext. optics trans.	1
Relative humidity	54 %

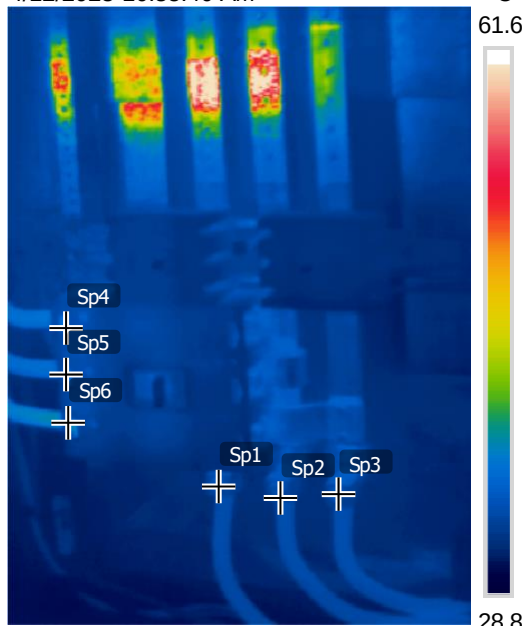
Geolocation

Compass	11° N
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Note

Building 747 Ponce D Leon. Lower floor.
Main electrical room. Panel MDP. Main
lighting panel.
Possible deficiency; warrants
investigation.

4/12/2023 10:35:40 AM



IR_17082.jpg FLIR T460 (i... 62109266

4/12/2023 10:35:40 AM



IR_17082.jpg FLIR T460 (incl. Wi 62109266

Measurements

Sp1	33.3 °C
Sp2	33.9 °C
Sp3	33.7 °C
Sp4	34.2 °C
Sp5	34.1 °C
Sp6	35.4 °C

Parameters

Emissivity	0.95
Refl. temp.	6 °C
Distance	4 ft
Atmospheric temp.	30 °C
Ext. optics temp.	20 °C
Ext. optics trans.	1
Relative humidity	54 %

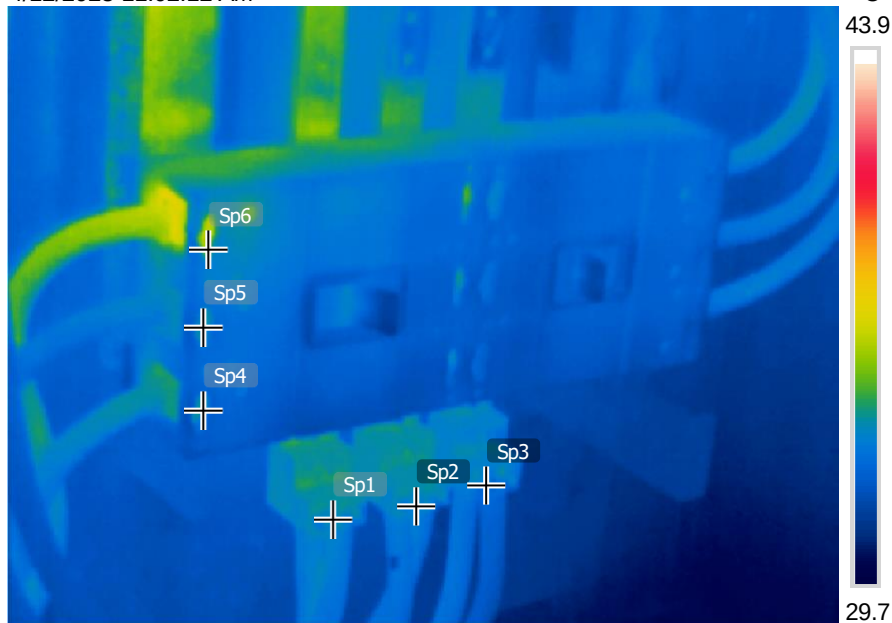
Geolocation

Compass	289° W
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Note

Building 747 Ponce de Leon. Lower floor. Main electrical room. Panel B.
Wires are not color coded.
Possible deficiency; warrants investigation.

4/12/2023 11:02:12 AM



IR_17083.jpg

FLIR T460 (incl. Wi

62109266

4/12/2023 11:02:12 AM



IR_17083.jpg

FLIR T460 (incl. Wi

62109266

Measurements

Sp1	35.0 °C
Sp2	35.0 °C
Sp3	34.9 °C
Sp4	34.6 °C
Sp5	34.8 °C
Sp6	33.1 °C

Parameters

Emissivity	0.95
Refl. temp.	6 °C
Distance	3 ft
Atmospheric temp.	30 °C
Ext. optics temp.	20 °C
Ext. optics trans.	1
Relative humidity	54 %

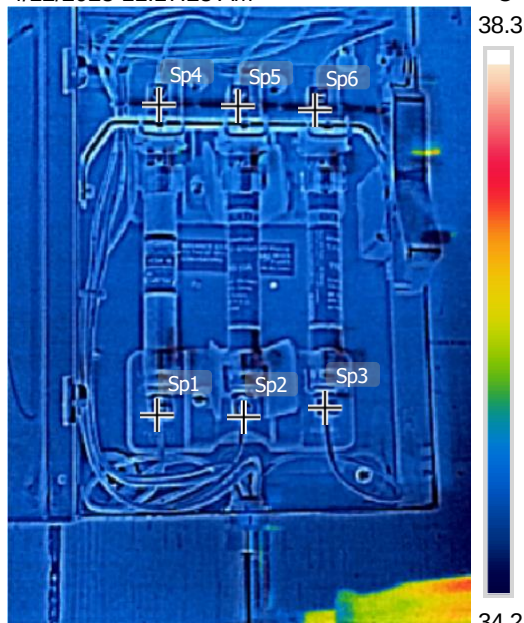
Geolocation

Compass	111° E
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Note

Building 747 Ponce de Leon. Lower floor. Main electrical room. Disconnect emergency switch.
Possible deficiency; warrants investigation.

4/12/2023 11:17:28 AM



IR_17085.jpg FLIR T460 (i... 62109266

4/12/2023 11:17:28 AM



IR_17085.jpg FLIR T460 (incl. Wi 62109266

Measurements

Sp1	35.5 °C
Sp2	35.4 °C
Sp3	37.6 °C
Sp4	35.3 °C
Sp5	35.6 °C
Sp6	35.5 °C

Parameters

Emissivity	0.95
Refl. temp.	6 °C
Distance	5 ft
Atmospheric temp.	30 °C
Ext. optics temp.	20 °C
Ext. optics trans.	1
Relative humidity	54 %

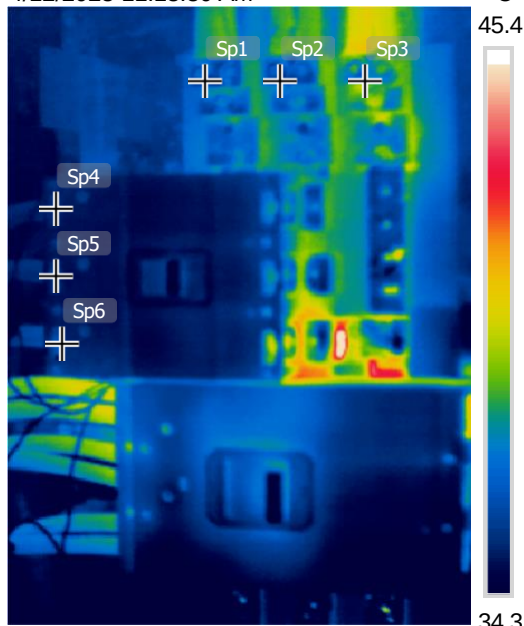
Geolocation

Compass	106° E
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Note

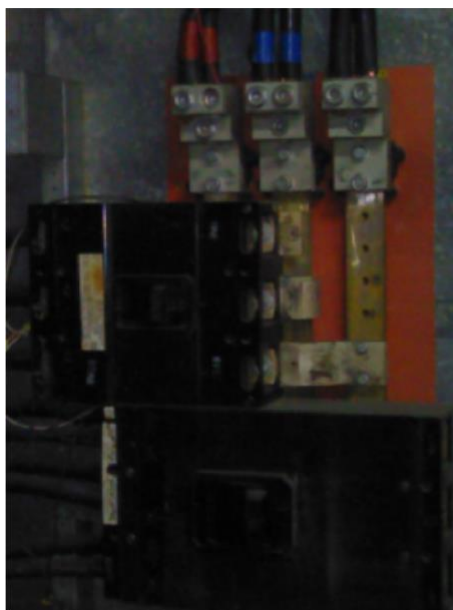
Building 747 Ponce de Leon. Lower floor. Main electrical room. Main panel HV C. CDP main 2.
Wires are not color coded.
Code violation double tapping on the main logs.
Possible deficiency; warrants investigation.

4/12/2023 11:18:30 AM



IR_17086.jpg FLIR T460 (i... 62109266

4/12/2023 11:18:30 AM



IR_17086.jpg FLIR T460 (incl. Wi 62109266

Measurements

Sp1	38.9 °C
Sp2	37.6 °C
Sp3	41.9 °C

Parameters

Emissivity	0.95
Refl. temp.	6 °C
Distance	5 ft
Atmospheric temp.	30 °C
Ext. optics temp.	20 °C
Ext. optics trans.	1
Relative humidity	54 %

Geolocation

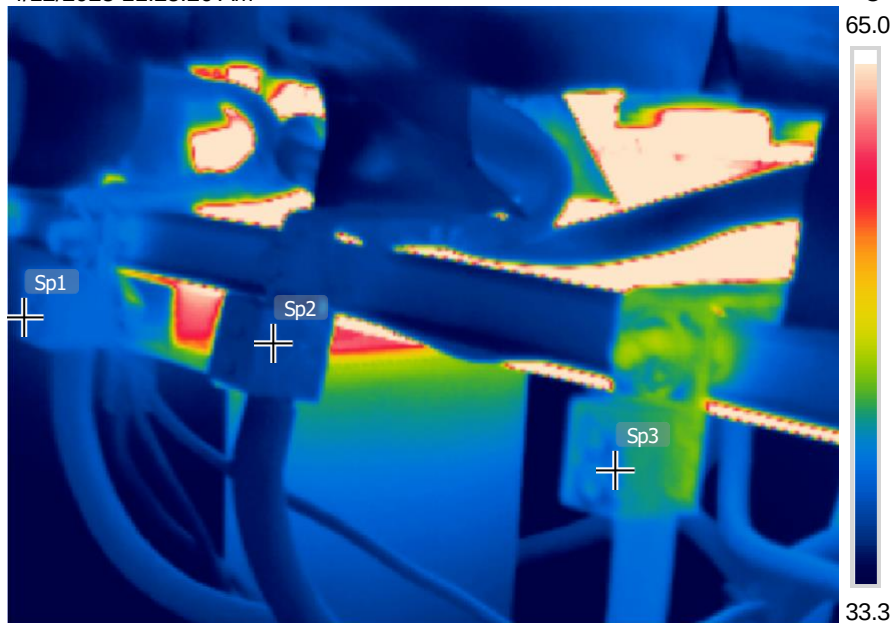
Compass	279° W
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Note

Building 747 Ponce de Leon. Lower floor. Main electrical room. Transformer 480 to 120/208.
Possible deficiency; warrants

investigation.

4/12/2023 11:25:26 AM



IR_17087.jpg

FLIR T460 (incl. Wi

62109266

4/12/2023 11:25:26 AM



IR_17087.jpg

FLIR T460 (incl. Wi

62109266

Measurements

Sp1	24.0 °C
Sp2	24.2 °C
Sp3	24.1 °C

Parameters

Emissivity	0.95
Refl. temp.	6 °C
Distance	4 ft
Atmospheric temp.	24 °C
Ext. optics temp.	20 °C
Ext. optics trans.	1
Relative humidity	54 %

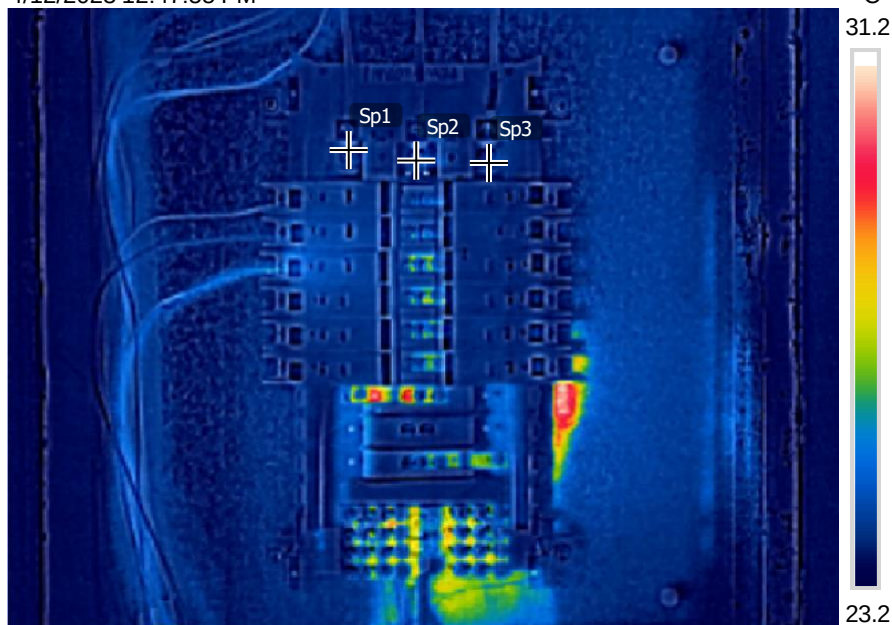
Geolocation

Compass	255° W
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Note

Building 747 Ponce de Leon. 1st floor.
Radiation offices. Panel HP. Lighting
panel.
There is a single polo breaker used as a
three-pole breaker.
Possible deficiency; warrants
investigation.

4/12/2023 12:47:55 PM

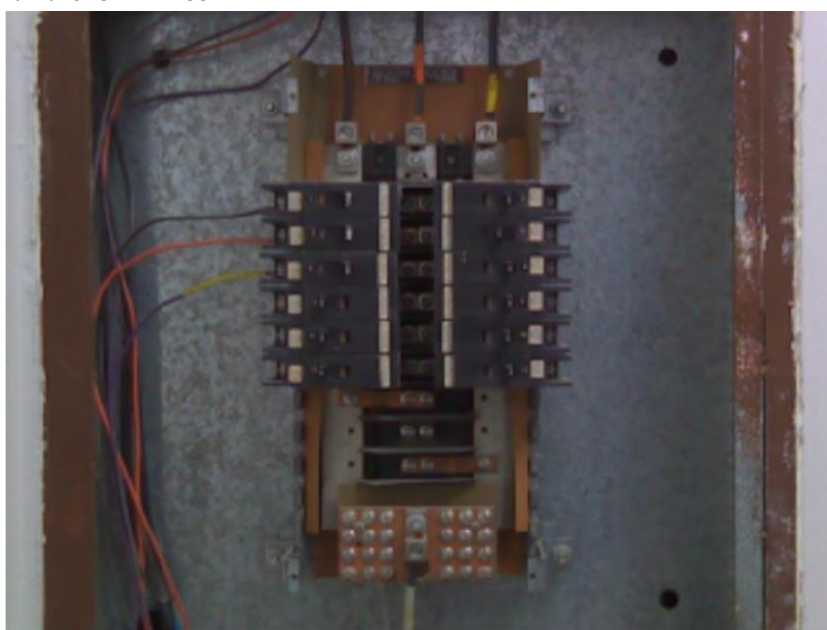


IR_17088.jpg

FLIR T460 (incl. Wi

62109266

4/12/2023 12:47:55 PM



IR_17088.jpg

FLIR T460 (incl. Wi

62109266

Measurements

Sp1	26.0 °C
Sp2	26.2 °C
Sp3	26.5 °C
Sp4	27.3 °C
Sp5	26.5 °C
Sp6	27.0 °C
Sp7	26.6 °C

Parameters

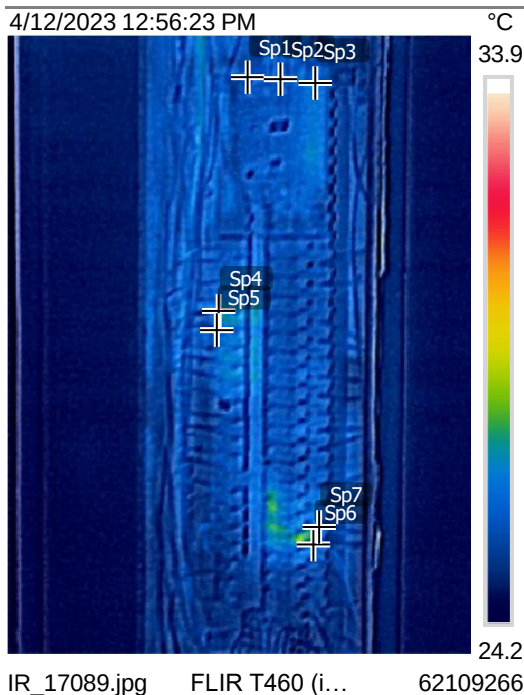
Emissivity	0.95
Refl. temp.	6 °C
Distance	5 ft
Atmospheric temp.	24 °C
Ext. optics temp.	20 °C
Ext. optics trans.	1
Relative humidity	54 %

Geolocation

Compass	260° W
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Note

Building 747 Ponce de Leon. 1st floor.
Radiation offices. Panel A1.
Double tapping.
Spliced cables
were observed.
Possible deficiency; warrants
investigation.



Measurements

Sp1	26.1 °C
Sp2	26.0 °C
Sp3	25.8 °C
Sp4	25.8 °C
Sp5	25.7 °C

Parameters

Emissivity	0.95
Refl. temp.	6 °C
Distance	5 ft
Atmospheric temp.	24 °C
Ext. optics temp.	20 °C
Ext. optics trans.	1
Relative humidity	54 %

Geolocation

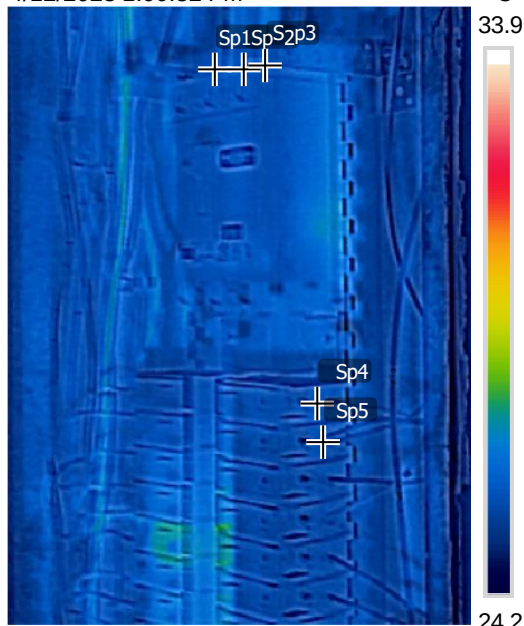
Compass	311° NW
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Note

Building 747 Ponce de Leon. 1st floor.
Radiation offices. Panel A1. Second
view.

Double tapping.
Spliced cables
were observed.
Possible deficiency; warrants
investigation.

4/12/2023 1:00:32 PM



IR_17090.jpg FLIR T460 (i... 62109266

4/12/2023 1:00:32 PM



IR_17090.jpg FLIR T460 (incl. Wi 62109266

Measurements

Sp1	25.8 °C
Sp2	27.5 °C
Sp3	25.5 °C

Parameters

Emissivity	0.95
Refl. temp.	6 °C
Distance	3 ft
Atmospheric temp.	24 °C
Ext. optics temp.	20 °C
Ext. optics trans.	1
Relative humidity	54 %

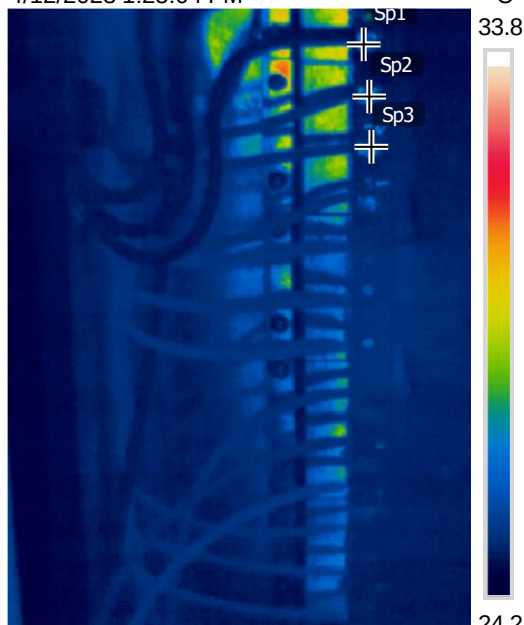
Geolocation

Compass	140° SE
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Note

Building 747 Ponce de Leon. 1st floor.
Radiation offices. Panel D bottom left.
The panel is in a confined space.
Working distance violation as per the
NEC.
Possible deficiency; warrants
investigation.

4/12/2023 1:25:04 PM



IR_17092.jpg FLIR T460 (i... 62109266

4/12/2023 1:25:04 PM



IR_17092.jpg FLIR T460 (incl. Wi 62109266

Measurements

Sp1	25.1 °C
Sp2	25.2 °C
Sp3	25.5 °C
Sp4	25.3 °C
Sp5	25.2 °C
Sp6	25.5 °C

Parameters

Emissivity	0.95
Refl. temp.	6 °C
Distance	3 ft
Atmospheric temp.	24 °C
Ext. optics temp.	20 °C
Ext. optics trans.	1
Relative humidity	54 %

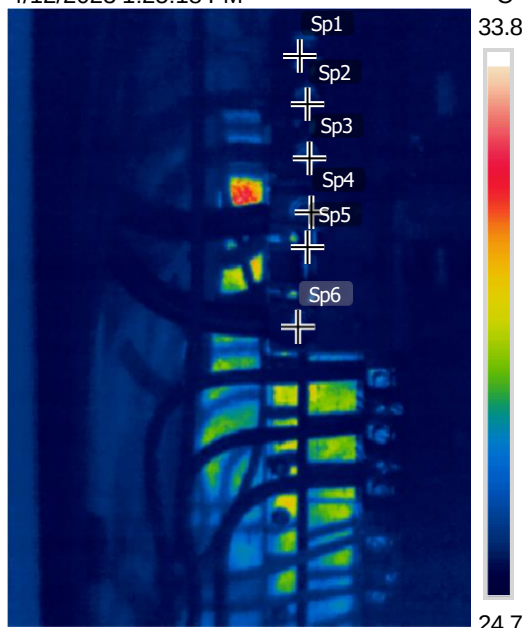
Geolocation

Compass	135° SE
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Note

Building 747 Ponce de Leon. 1st floor.
Radiation offices. Panel D left top.
The panel is in a confined space.
Working distance violation as per the NEC.
Possible deficiency; warrants investigation.

4/12/2023 1:25:18 PM



IR_17093.jpg FLIR T460 (i... 62109266

4/12/2023 1:25:18 PM



IR_17093.jpg FLIR T460 (incl. Wi 62109266

Measurements

Sp1	26.9 °C
Sp2	27.0 °C
Sp3	28.3 °C
Sp4	25.5 °C
Sp5	25.6 °C
Sp6	25.6 °C

Parameters

Emissivity	0.95
Refl. temp.	6 °C
Distance	3 ft
Atmospheric temp.	24 °C
Ext. optics temp.	20 °C
Ext. optics trans.	1
Relative humidity	54 %

Geolocation

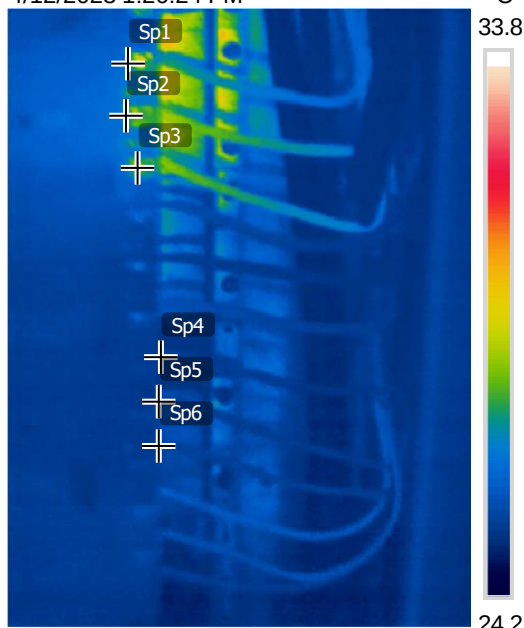
Compass	133° SE
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Note

Building 747 Ponce de Leon. 1st floor.
Radiation offices. Panel D bottom right.
The panel is in a confined space.
Working distance violation as per the
NEC.

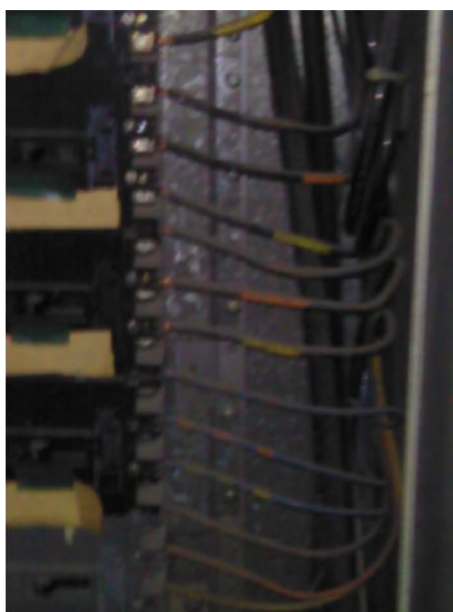
Possible deficiency; warrants
investigation.

4/12/2023 1:26:24 PM



IR_17094.jpg FLIR T460 (i... 62109266

4/12/2023 1:26:24 PM



IR_17094.jpg FLIR T460 (incl. Wi 62109266

Measurements

Sp1	25.6 °C
Sp2	25.3 °C
Sp3	25.2 °C
Sp4	25.5 °C
Sp5	25.2 °C
Sp6	25.3 °C

Parameters

Emissivity	0.95
Refl. temp.	6 °C
Distance	3 ft
Atmospheric temp.	24 °C
Ext. optics temp.	20 °C
Ext. optics trans.	1
Relative humidity	54 %

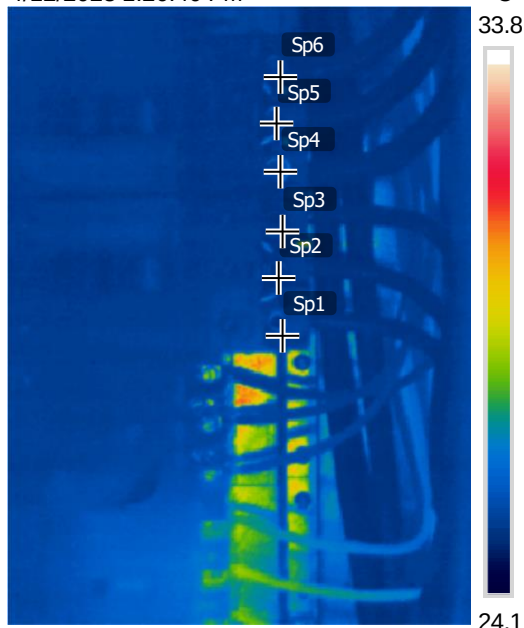
Geolocation

Compass	116° SE
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Note

Building 747 Ponce de Leon. 1st floor.
Radiation offices. Panel D top right.
The panel is in a confined space.
Working distance violation as per the
NEC.
Possible deficiency; warrants
investigation.

4/12/2023 1:26:40 PM



IR_17095.jpg FLIR T460 (i... 62109266

4/12/2023 1:26:40 PM



IR_17095.jpg FLIR T460 (incl. Wi 62109266

Measurements

Sp1	25.0 °C
Sp2	25.9 °C
Sp3	25.0 °C
Sp4	27.6 °C
Sp5	27.0 °C

Parameters

Emissivity	0.95
Refl. temp.	6 °C
Distance	3 ft
Atmospheric temp.	24 °C
Ext. optics temp.	20 °C
Ext. optics trans.	1
Relative humidity	54 %

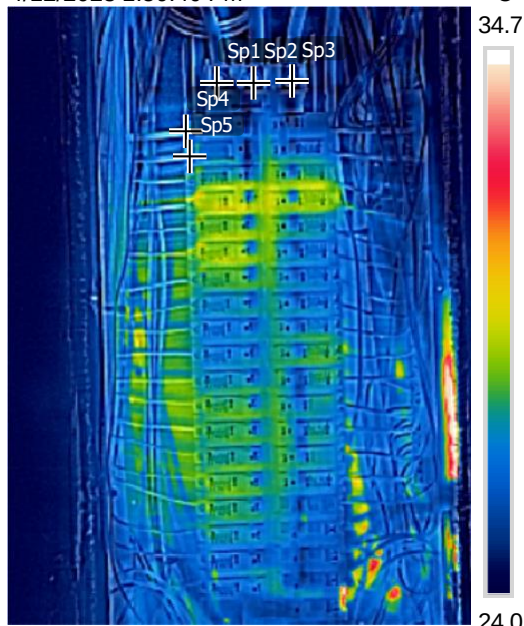
Geolocation

Compass	356° N
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Note

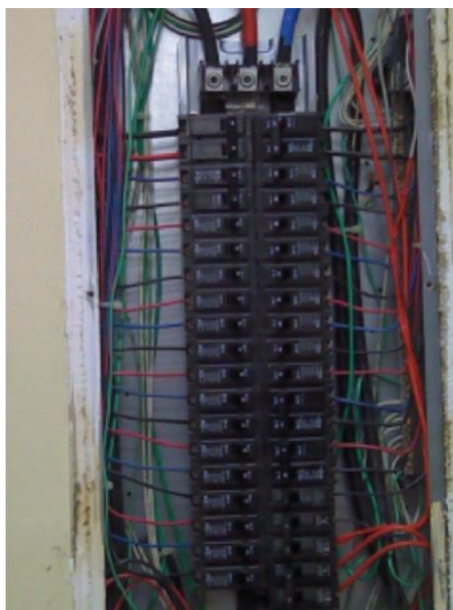
Building 747 Ponce de Leon. 2nd floor.
Cafeteria. Distribution panel.
Possible deficiency; warrants
investigation.

4/12/2023 1:50:40 PM



IR_17096.jpg FLIR T460 (i... 62109266

4/12/2023 1:50:40 PM



IR_17096.jpg FLIR T460
(incl. Wi 62109266

Measurements

Sp1	28.5 °C
Sp2	28.4 °C
Sp3	28.3 °C

Parameters

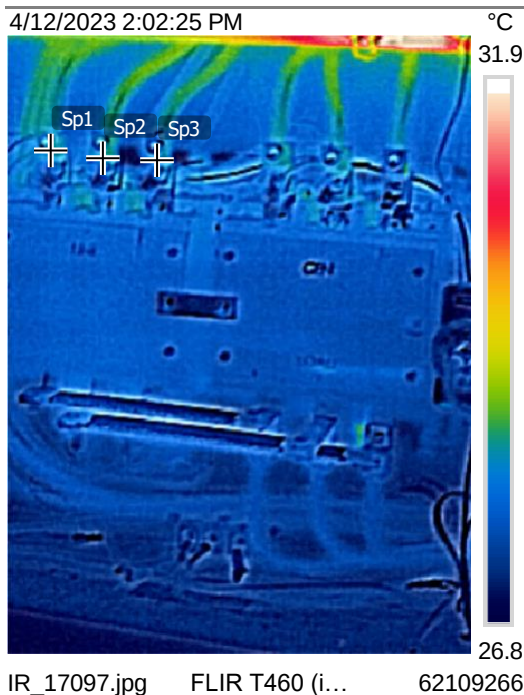
Emissivity	0.95
Refl. temp.	6 °C
Distance	3 ft
Atmospheric temp.	24 °C
Ext. optics temp.	20 °C
Ext. optics trans.	1
Relative humidity	54 %

Geolocation

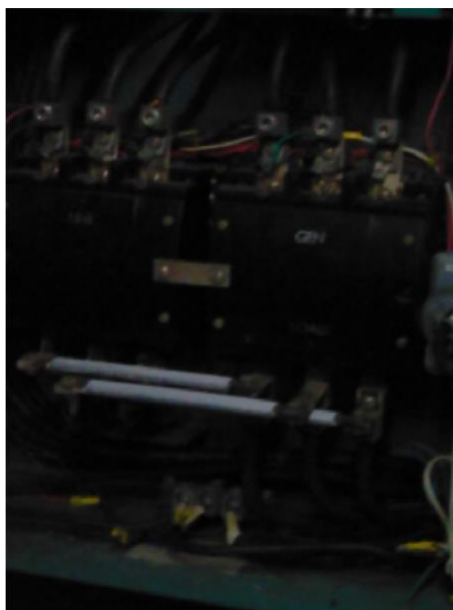
Compass	86° E
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Note

Building 747 Ponce de Leon. 2nd floor.
Generator room. ATS.
Signs of
corrosion and
spliced cables
were
observed.
Possible deficiency; warrants
investigation.



4/12/2023 2:02:25 PM



IR_17097.jpg FLIR T460 (incl. Wi 62109266

Measurements

Sp1	27.4 °C
Sp2	27.3 °C
Sp3	27.4 °C

Parameters

Emissivity	0.95
Refl. temp.	6 °C
Distance	3 ft
Atmospheric temp.	24 °C
Ext. optics temp.	20 °C
Ext. optics trans.	1
Relative humidity	54 %

Geolocation

Compass	263° W
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Note

Building 747 Ponce de Leon. 2nd floor.
Generator room. Emergency panel.
Signs of severe corrosion, wires with no
color codes, and spliced cables were
observed.
Possible deficiency; warrants
investigation.

4/12/2023 2:11:12 PM

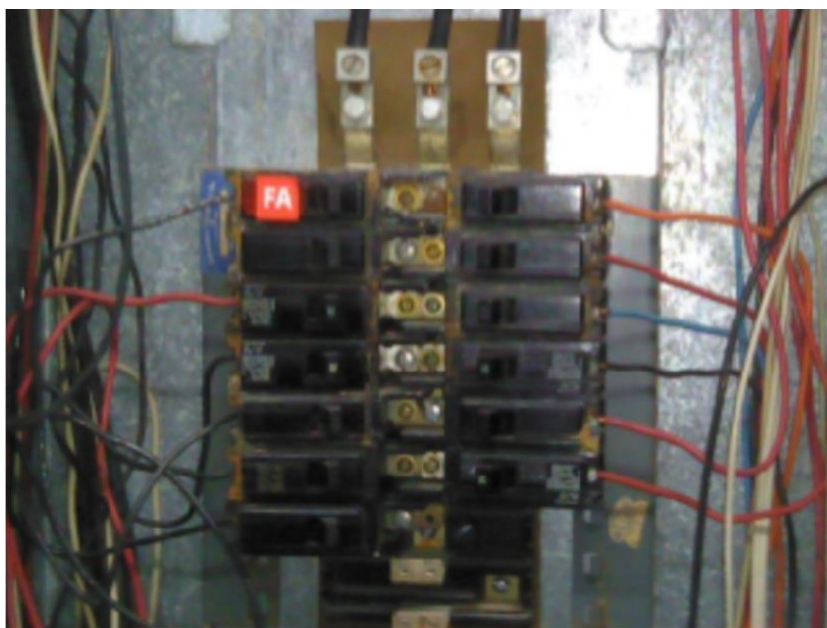


IR_17098.jpg

FLIR T460 (incl. Wi

62109266

4/12/2023 2:11:12 PM



IR_17098.jpg

FLIR T460 (incl. Wi

62109266

Measurements

Sp1	27.7 °C
Sp2	28.1 °C
Sp3	29.5 °C
Sp4	29.9 °C

Parameters

Emissivity	0.95
Refl. temp.	6 °C
Distance	3 ft
Atmospheric temp.	24 °C
Ext. optics temp.	20 °C
Ext. optics trans.	1
Relative humidity	54 %

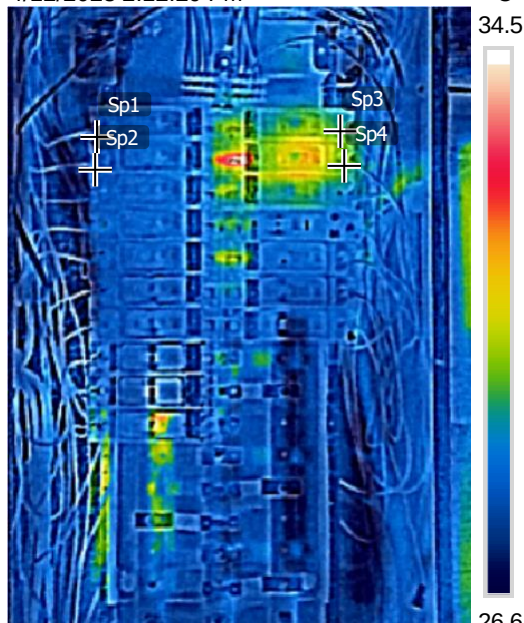
Geolocation

Compass	267° W
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Note

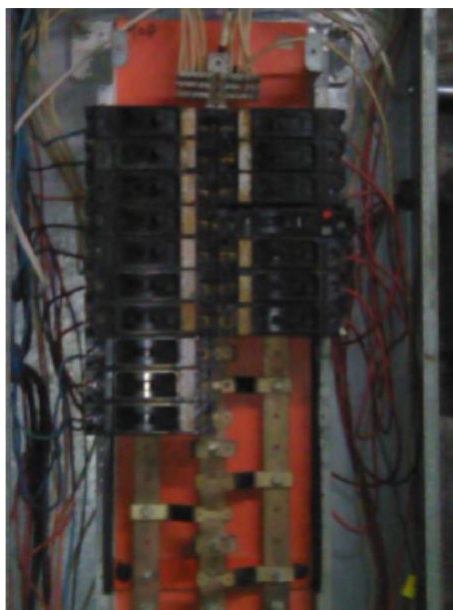
Building 747 Ponce de Leon. 2nd floor.
Generator room. Panel emergency
lighting.
Wires are not color
coded.
Spliced cables and
signs of corrosion
were observed.
Possible deficiency; warrants
investigation.

4/12/2023 2:12:29 PM



IR_17099.jpg FLIR T460 (i... 62109266

4/12/2023 2:12:29 PM



IR_17099.jpg FLIR T460 62109266
(incl. Wi

Measurements

Sp1	28.6 °C
Sp2	28.1 °C
Sp3	27.9 °C
Sp4	28.2 °C
Sp5	28.1 °C
Sp6	28.5 °C

Parameters

Emissivity	0.95
Refl. temp.	6 °C
Distance	3 ft
Atmospheric temp.	24 °C
Ext. optics temp.	20 °C
Ext. optics trans.	1
Relative humidity	54 %

Geolocation

Compass	144° SE
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Note

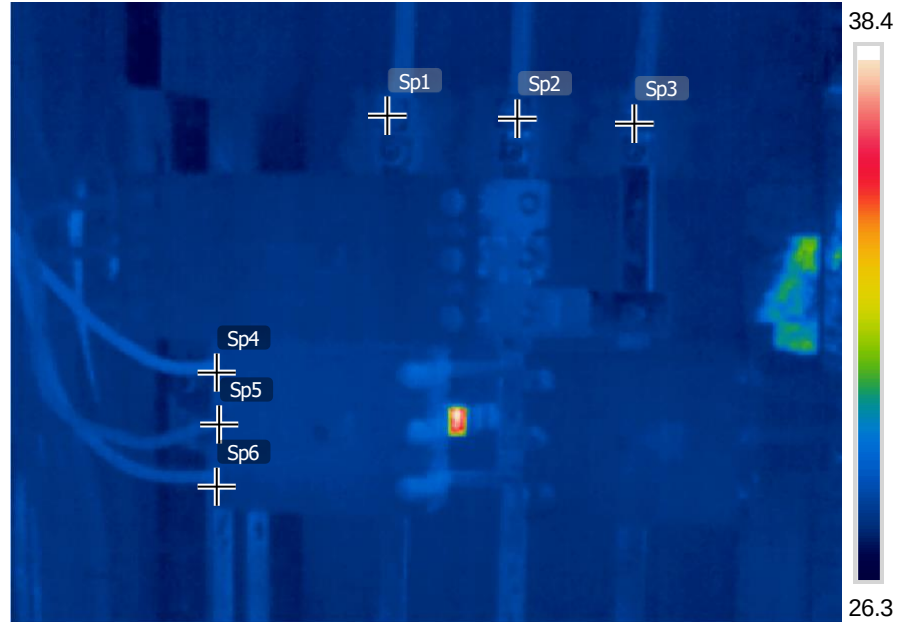
Building 747 Ponce de Leon. 2nd floor.
Generator room. Main emergency
panel.

Wires are not color coded.

Signs of some corrosion were
observed.

Possible deficiency; warrants
investigation.

4/12/2023 2:27:22 PM

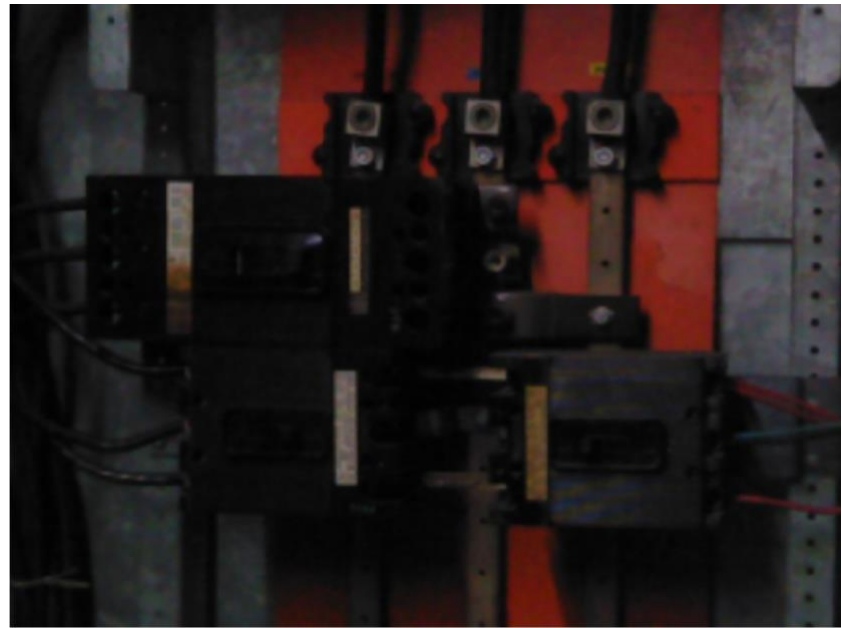


IR_17100.jpg

FLIR T460 (incl. Wi

62109266

4/12/2023 2:27:22 PM



IR_17100.jpg

FLIR T460 (incl. Wi

62109266

Measurements

Sp1	26.9 °C
Sp2	26.8 °C
Sp3	29.2 °C
Sp4	30.8 °C

Parameters

Emissivity	0.95
Refl. temp.	6 °C
Distance	3 ft
Atmospheric temp.	26 °C
Ext. optics temp.	20 °C
Ext. optics trans.	1
Relative humidity	54 %

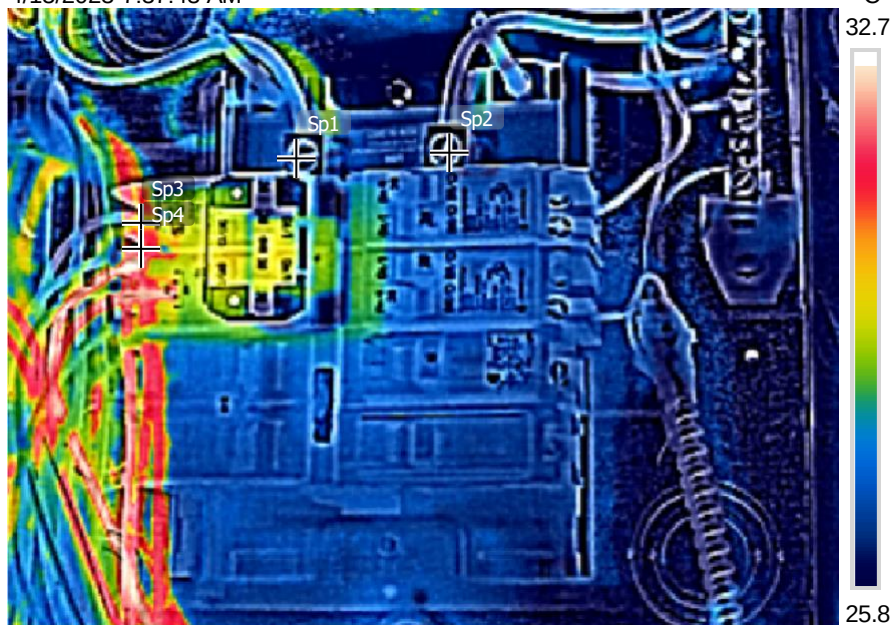
Geolocation

Compass	260° W
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Note

Building 747 Ponce de Leon. 2nd floor.
Mechanical room. Receptables panel
2D.
Possible deficiency; warrants
investigation.

4/13/2023 7:37:43 AM

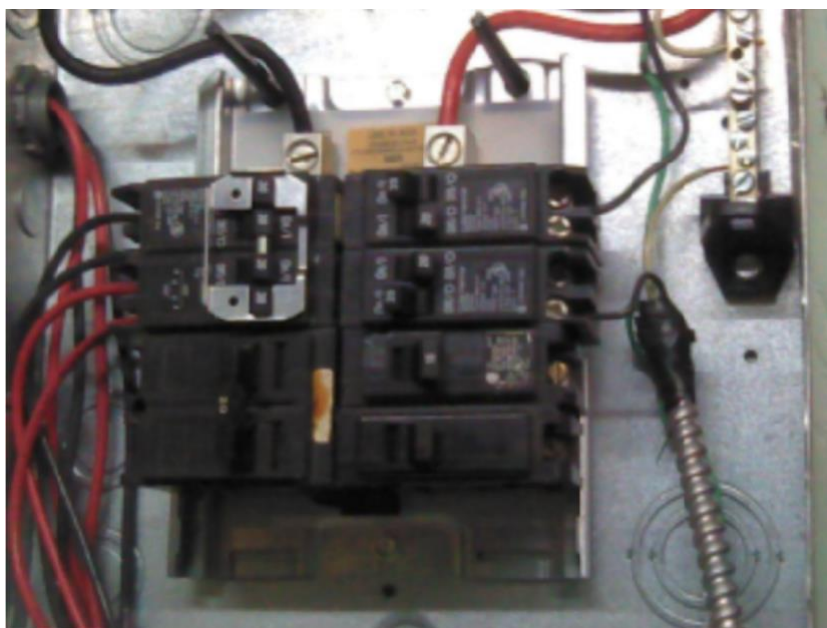


IR_17101.jpg

FLIR T460 (incl. Wi

62109266

4/13/2023 7:37:43 AM



IR_17101.jpg

FLIR T460 (incl. Wi

62109266

Measurements

Sp1	26.8 °C
Sp2	27.1 °C
Sp3	27.8 °C
Sp4	27.9 °C

Parameters

Emissivity	0.95
Refl. temp.	6 °C
Distance	2 ft
Atmospheric temp.	27 °C
Ext. optics temp.	20 °C
Ext. optics trans.	1
Relative humidity	54 %

Geolocation

Compass	266° W
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Note

Building 747 Ponce de Leon. 2nd floor.
Mechanical room. Receptacles panel
2B.

Wires are not color coded.
Spliced cables were observed.
Visible short circuit on the box.
Some components on the panel look
burned.
Possible deficiency; warrants
investigation.

4/13/2023 7:47:27 AM

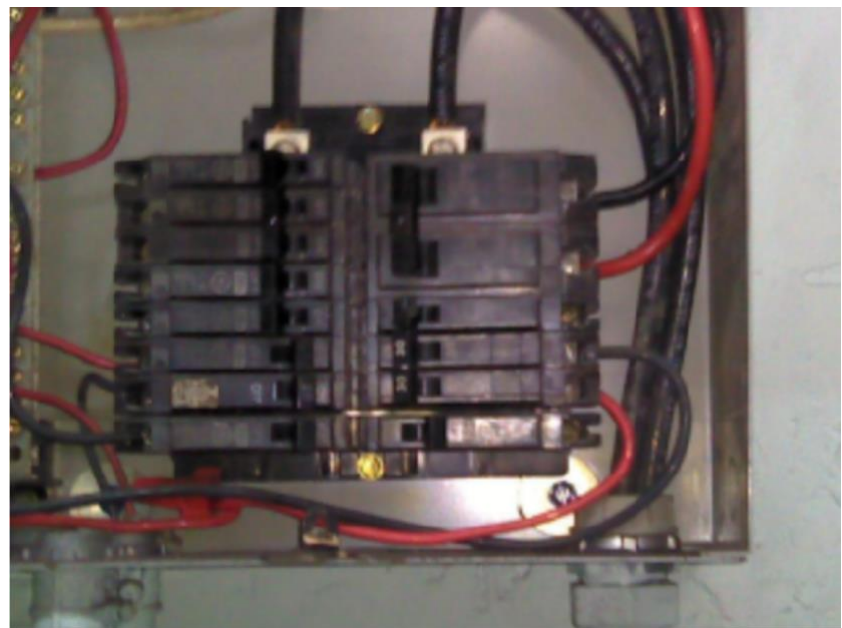


IR_17102.jpg

FLIR T460 (incl. Wi

62109266

4/13/2023 7:47:27 AM



IR_17102.jpg

FLIR T460 (incl. Wi

62109266

Measurements

Sp1	28.5 °C
Sp2	28.6 °C
Sp3	28.6 °C
Sp4	28.6 °C
Sp5	28.4 °C

Parameters

Emissivity	0.95
Refl. temp.	6 °C
Distance	2 ft
Atmospheric temp.	27 °C
Ext. optics temp.	20 °C
Ext. optics trans.	1
Relative humidity	54 %

Geolocation

Compass	270° W
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Note

Building 747 Ponce de Leon. 2nd floor.
Mechanical room. Receptables panel
2C.

Spliced cables were observed.
Wires are not color coded.
Circuits connected from the main
lugs.

Loose screws were found.
Breaker 6B is visibly
damaged.
Possible deficiency; warrants
investigation.

4/13/2023 7:51:56 AM

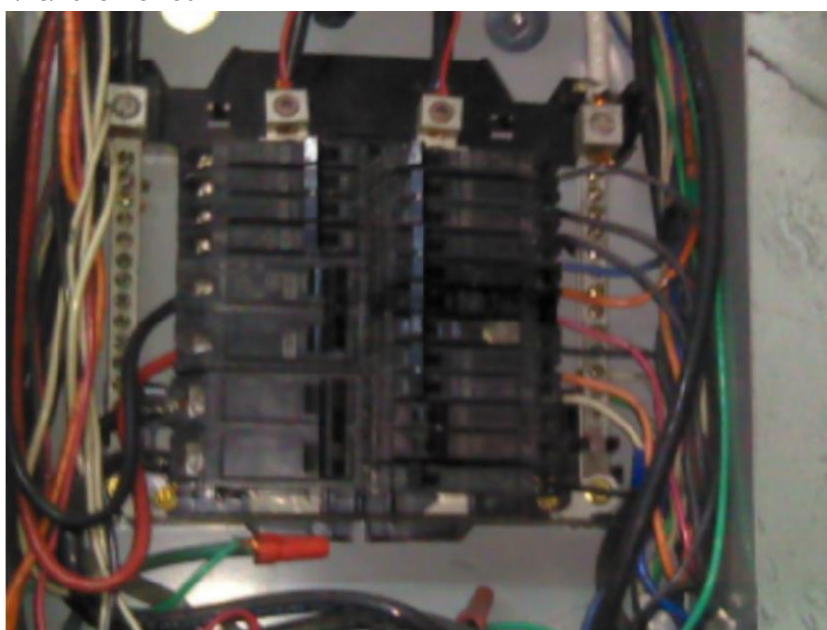


IR_17103.jpg

FLIR T460 (incl. Wi

62109266

4/13/2023 7:51:56 AM



IR_17103.jpg

FLIR T460 (incl. Wi

62109266

Measurements

Sp1	28.5 °C
Sp2	28.8 °C
Sp3	28.7 °C
Sp4	28.8 °C
Sp5	29.5 °C
Sp6	30.3 °C

Parameters

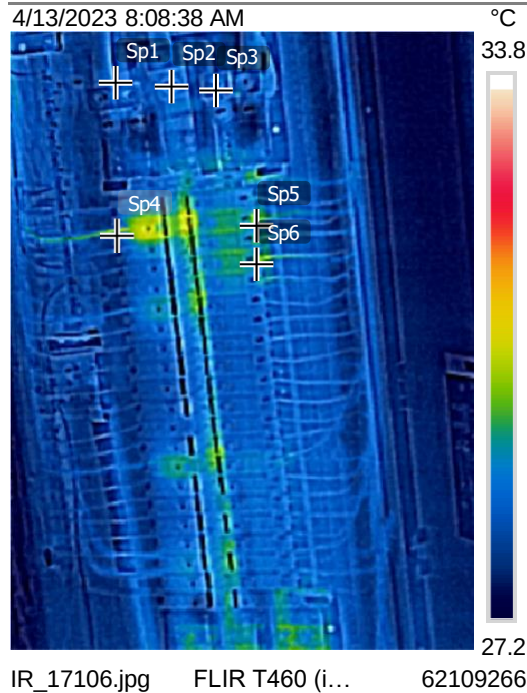
Emissivity	0.95
Refl. temp.	6 °C
Distance	4 ft
Atmospheric temp.	27 °C
Ext. optics temp.	20 °C
Ext. optics trans.	1
Relative humidity	54 %

Geolocation

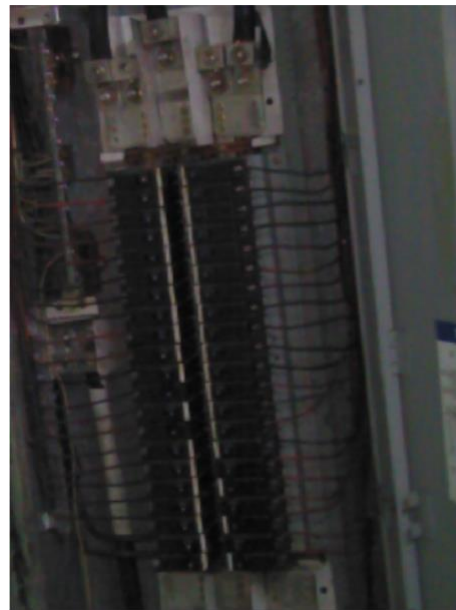
Compass	355° N
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Note

Building 747 Ponce de Leon. 2nd floor.
Mechanical room. Panel receptacles 2A.
Water was leaking close to the top left
corner of the panel.
Visible water damage in
the electrical panel.
Incorrect use of wiring color codes.
Possible deficiency; warrants
investigation.



4/13/2023 8:08:38 AM



IR_17106.jpg FLIR T460 62109266
(incl. Wi

Measurements

Sp1	31.2 °C
Sp2	28.9 °C
Sp3	30.5 °C
Sp4	31.4 °C
Sp5	31.8 °C
Sp6	31.6 °C

Parameters

Emissivity	0.95
Refl. temp.	6 °C
Distance	4 ft
Atmospheric temp.	27 °C
Ext. optics temp.	20 °C
Ext. optics trans.	1
Relative humidity	54 %

Geolocation

Compass	279° W
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Note

Building 747 Ponce de Leon. 2nd floor.
Mechanical room. AC mechanical room
breaker.
Wires are not color coded.
Possible deficiency; warrants
investigation.

4/13/2023 8:15:40 AM



IR_17107.jpg

FLIR T460 (incl. Wi

62109266

4/13/2023 8:15:40 AM



IR_17107.jpg

FLIR T460 (incl. Wi

62109266

Measurements

Sp1	31.0 °C
Sp2	30.4 °C
Sp3	30.9 °C
Sp4	30.9 °C
Sp5	30.7 °C
Sp6	30.3 °C

Parameters

Emissivity	0.95
Refl. temp.	6 °C
Distance	3 ft
Atmospheric temp.	27 °C
Ext. optics temp.	20 °C
Ext. optics trans.	1
Relative humidity	54 %

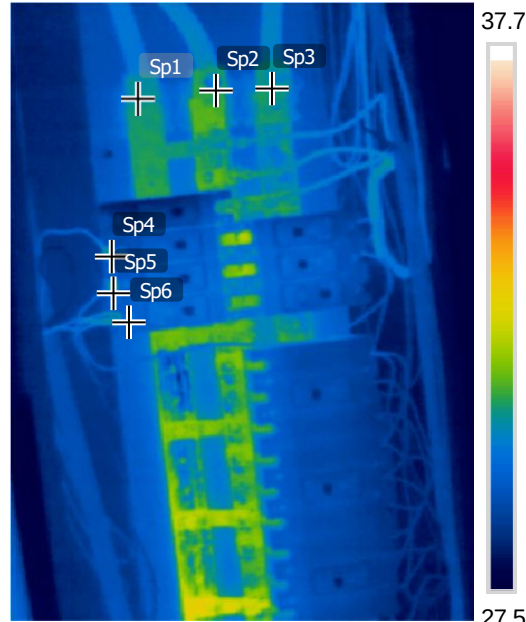
Geolocation

Compass	12° N
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Note

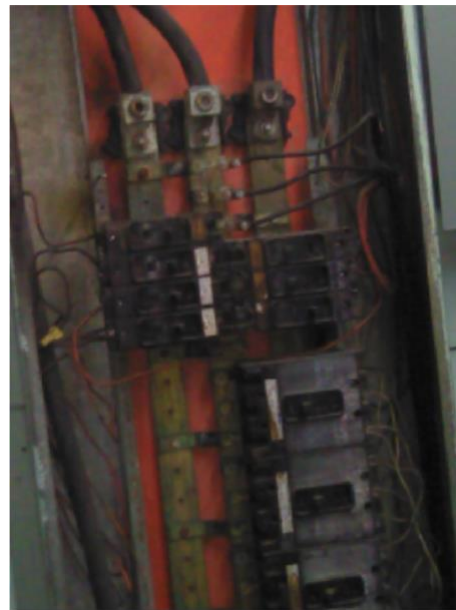
Building 747 Ponce de Leon. 2nd floor.
Mechanical room. Lighting AC panel
277/480. Top.
The electrical panel
shows signs of water
damage.
Wires are not color
coded.
Spliced cables
and signs of
severe
corrosion were
observed.
The electrical panel is in critical condition.
Possible deficiency; warrants
investigation.

4/13/2023 8:46:42 AM



IR_17109.jpg FLIR T460 (i... 62109266

4/13/2023 8:46:42 AM



IR_17109.jpg FLIR T460 (incl. Wi 62109266

Measurements

Sp1	37.8 °C
Sp2	32.4 °C
Sp3	31.7 °C
Sp4	29.8 °C
Sp5	29.3 °C
Sp6	29.5 °C

Parameters

Emissivity	0.95
Refl. temp.	6 °C
Distance	3 ft
Atmospheric temp.	27 °C
Ext. optics temp.	20 °C
Ext. optics trans.	1
Relative humidity	54 %

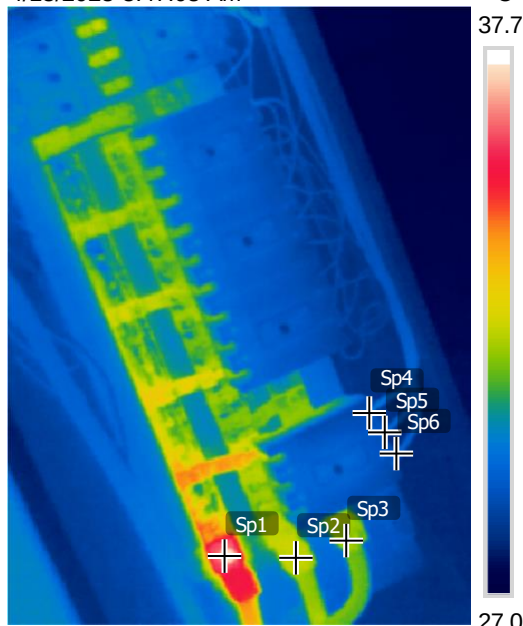
Geolocation

Compass	0° N
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Note

Building 747 Ponce de Leon. 2nd floor.
Mechanical room. Lighting AC panel
277/480. Bottom.
The panel shows signs
of water damage.
Wires are not color
coded.
Spliced cables
and signs of
severe
corrosion were
observed.
The electrical panel is in critical condition.
Indicates probable deficiency; repair as
time permits.

4/13/2023 8:47:03 AM



IR_17110.jpg FLIR T460 (i... 62109266

4/13/2023 8:47:03 AM



IR_17110.jpg FLIR T460 62109266
(incl. Wi

Measurements

Sp1	23.0 °C
Sp2	24.3 °C
Sp3	23.0 °C

Parameters

Emissivity	0.95
Refl. temp.	6 °C
Distance	2 ft
Atmospheric temp.	21 °C
Ext. optics temp.	20 °C
Ext. optics trans.	1
Relative humidity	54 %

Geolocation

Compass	351° N
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Note

Building 747 Ponce de Leon. 3rd floor.
Mechanical room. Receptacles panel 3A
120/208. Bottom.

Water damage and signs
of severe corrosion were
observed.

Wires are not color
coded.

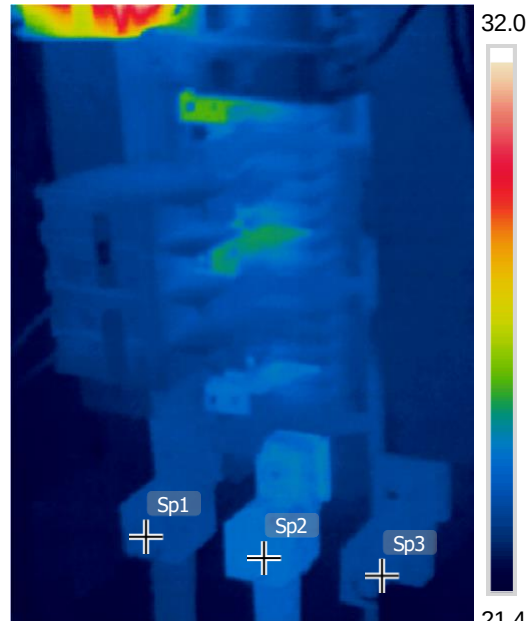
Breakers and busbar are in critical
condition.

The condition of the
electrical panel is critical.

The panel is in a confined
space. Working distance
violation as per the NEC.

Indicates probable deficiency; repair as
time permits.

4/13/2023 9:31:46 AM



IR_17112.jpg FLIR T460 (i... 62109266

4/13/2023 9:31:46 AM



IR_17112.jpg FLIR T460 62109266
(incl. Wi

Measurements

Sp1	32.1 °C
Sp2	22.6 °C
Sp3	22.8 °C

Parameters

Emissivity	0.95
Refl. temp.	6 °C
Distance	3 ft
Atmospheric temp.	21 °C
Ext. optics temp.	20 °C
Ext. optics trans.	1
Relative humidity	54 %

Geolocation

Compass	344° N
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Note

Building 747 Ponce de Leon. 3rd floor.
Mechanical room. Receptacles panel 3A
120/208. Top.

Water damage and signs
of severe corrosion were
observed.

Wires are not color
coded.

Breakers and busbar are
in critical condition.

The condition of the
electrical panel is critical.

The panel is in a
confined space. Working
distance violation as per
the NEC.

Breakers 21 and 23 are hot.

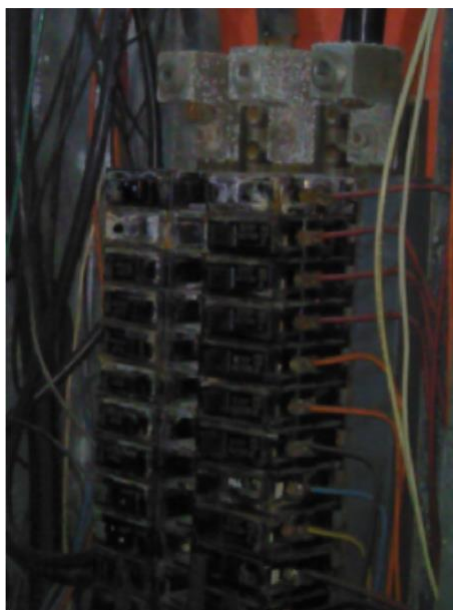
Indicates probable deficiency; repair as
time permits.

4/13/2023 9:32:32 AM



IR_17113.jpg FLIR T460 (i... 62109266

4/13/2023 9:32:32 AM



IR_17113.jpg FLIR T460 62109266
(incl. Wi

Measurements

Sp1	24.3 °C
Sp2	23.6 °C
Sp3	22.9 °C
Sp4	60.0 °C

Parameters

Emissivity	0.95
Refl. temp.	6 °C
Distance	3 ft
Atmospheric temp.	19.8 °C
Ext. optics temp.	20 °C
Ext. optics trans.	1
Relative humidity	54 %

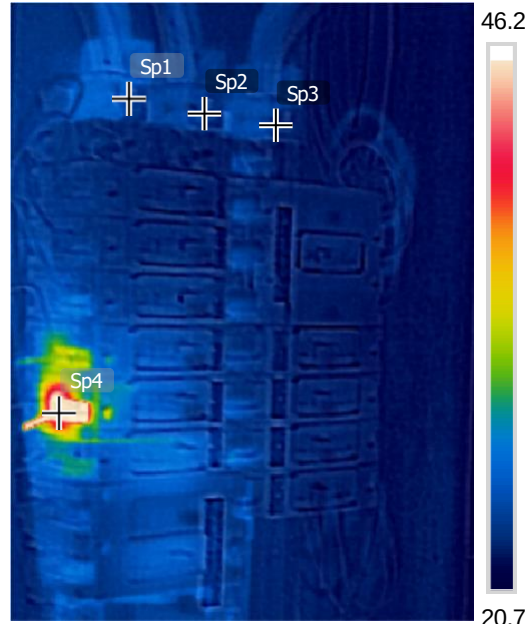
Geolocation

Compass	317° NW
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Note

Building 747 Ponce de Leon. 4th floor.
Mechanical room. Lighting panel. Top.
Breaker 11 is too hot (refer to NETA
criteria on page 3).
Signs of corrosion were observed.
Wires are not color
coded.
The panel is in a critical condition.
Major discrepancy; repair immediately.

4/13/2023 10:09:32 AM



IR_17114.jpg FLIR T460 (i... 62109266

4/13/2023 10:09:32 AM



IR_17114.jpg FLIR T460 (incl. Wi 62109266

Measurements

Sp1	22.9 °C
Sp2	23.7 °C
Sp3	24.0 °C

Parameters

Emissivity	0.95
Refl. temp.	6 °C
Distance	3 ft
Atmospheric temp.	21 °C
Ext. optics temp.	20 °C
Ext. optics trans.	1
Relative humidity	54 %

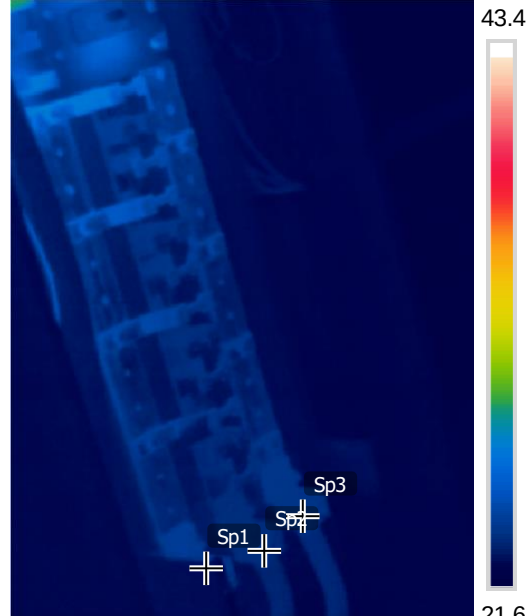
Geolocation

Compass	337° NW
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Note

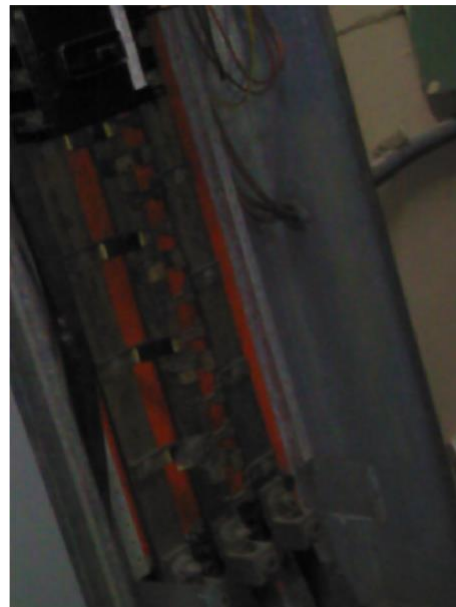
Building 747 Ponce de Leon. 4th floor.
Mechanical room. Lighting panel.
Bottom.
Breaker 11 is too hot
(refer to NETA
criteria on page 3).
Signs of corrosion
were observed.
Wires are not color
coded.
The panel is in a
critical condition.
Major discrepancy;
repair immediately.

4/13/2023 10:10:57 AM



IR_17115.jpg FLIR T460 (i... 62109266

4/13/2023 10:10:57 AM



IR_17115.jpg FLIR T460 62109266
(incl. Wi

Measurements

Sp1	23.2 °C
Sp2	23.1 °C
Sp3	23.2 °C

Parameters

Emissivity	0.95
Refl. temp.	6 °C
Distance	3 ft
Atmospheric temp.	21 °C
Ext. optics temp.	20 °C
Ext. optics trans.	1
Relative humidity	54 %

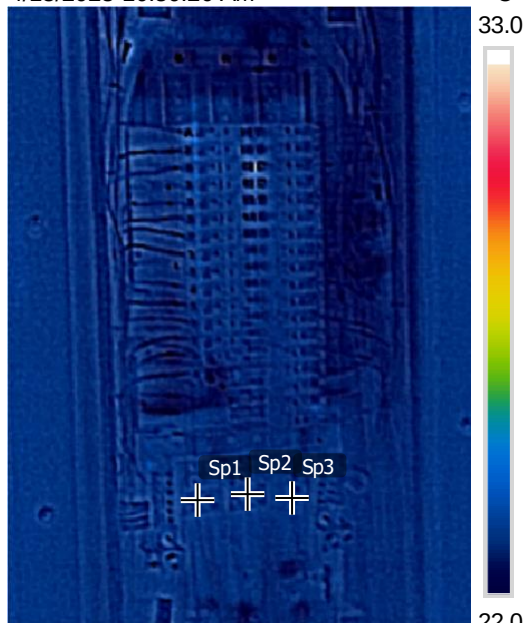
Geolocation

Compass	352° N
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Note

Building 747 Ponce de Leon. 4th floor.
A/C equipment room. Panel B
Wires are not color coded.
Water damage, high humidity, spliced cables, and signs of corrosion were observed.
Possible deficiency; warrants investigation.

4/13/2023 10:30:26 AM



IR_17116.jpg FLIR T460 (i... 62109266

4/13/2023 10:30:26 AM



IR_17116.jpg FLIR T460 62109266
(incl. Wi

Measurements

Sp1	23.1 °C
Sp2	23.1 °C
Sp3	23.3 °C

Parameters

Emissivity	0.95
Refl. temp.	6 °C
Distance	3 ft
Atmospheric temp.	21 °C
Ext. optics temp.	20 °C
Ext. optics trans.	1
Relative humidity	54 %

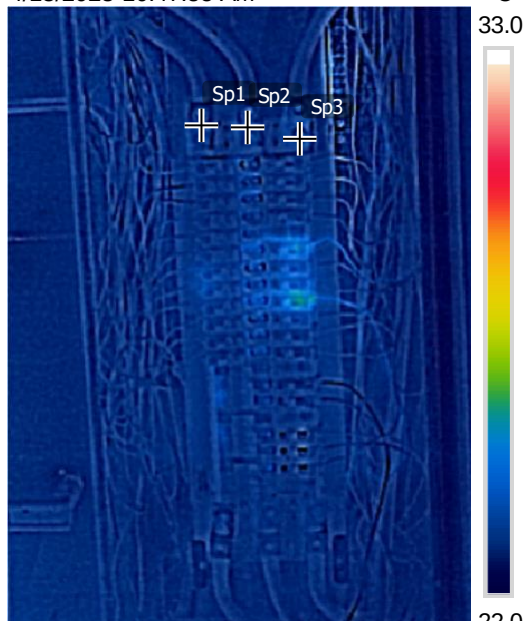
Geolocation

Compass	327° NW
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Note

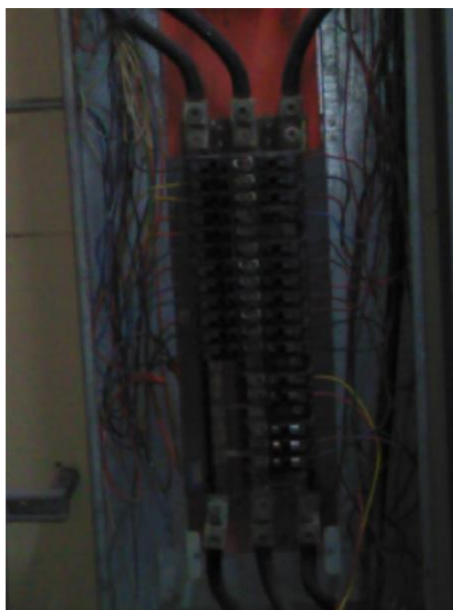
Building 747 Ponce de Leon. 4th floor.
A/C equipment room. Panel A.
Wires are not color coded.
Spliced cables, signs of severe corrosion, and water damage were observed.
Possible deficiency; warrants investigation.

4/13/2023 10:47:55 AM



IR_17117.jpg FLIR T460 (i... 62109266

4/13/2023 10:47:55 AM



IR_17117.jpg FLIR T460 (incl. Wi 62109266

Measurements

Sp1	23.3 °C
Sp2	23.4 °C
Sp3	23.3 °C

Parameters

Emissivity	0.95
Refl. temp.	6 °C
Distance	3 ft
Atmospheric temp.	21 °C
Ext. optics temp.	20 °C
Ext. optics trans.	1
Relative humidity	54 %

Geolocation

Compass	214° SW
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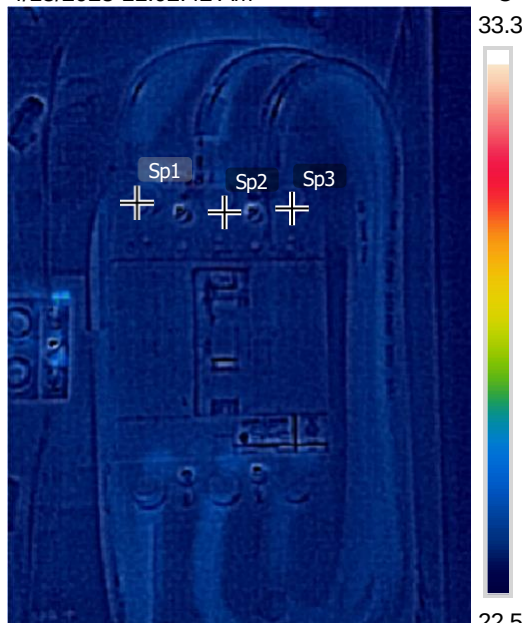
Note

Building 747 Ponce de Leon. 4th floor.
A/C equipment room. Transformer main
breaker.

Possible deficiency; warrants

investigation.

4/13/2023 11:02:42 AM



IR_17118.jpg FLIR T460 (i... 62109266

4/13/2023 11:02:42 AM



IR_17118.jpg FLIR T460 (incl. Wi 62109266

Measurements

Sp1	24.7 °C
Sp2	25.1 °C
Sp3	24.0 °C
Sp4	24.6 °C
Sp5	24.6 °C
Sp6	26.3 °C
Sp7	25.0 °C

Parameters

Emissivity	0.95
Refl. temp.	6 °C
Distance	3 ft
Atmospheric temp.	21 °C
Ext. optics temp.	20 °C
Ext. optics trans.	1
Relative humidity	54 %

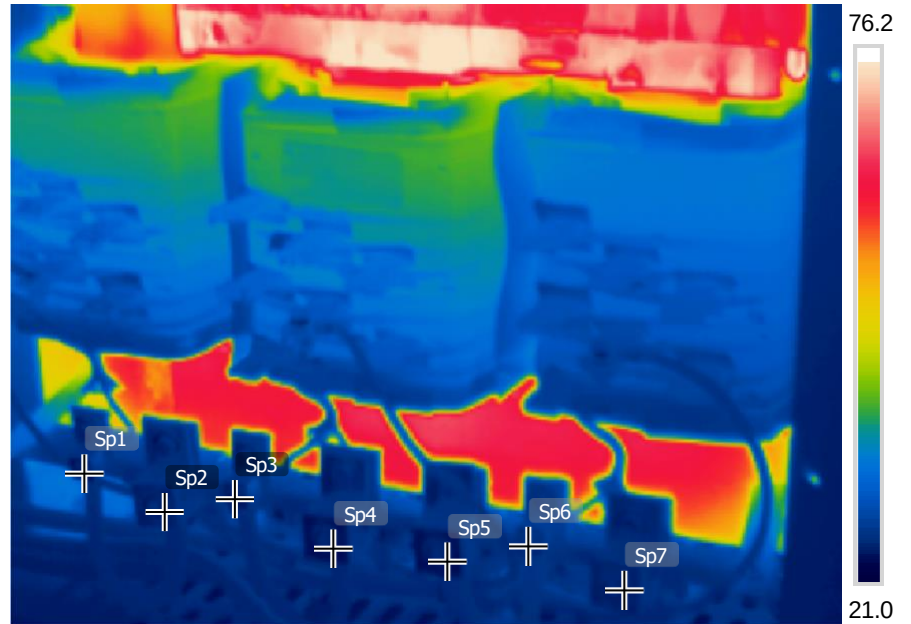
Geolocation

Compass	279° W
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Note

Building 747 Ponce de Leon. 4th floor.
A/C equipment room. Transformer
480 to 120/208.
Possible deficiency; warrants
investigation.

4/13/2023 11:18:17 AM



IR_17120.jpg

FLIR T460 (incl. Wi

62109266

4/13/2023 11:18:17 AM



IR_17120.jpg

FLIR T460 (incl. Wi

62109266

Measurements

Sp1	23.2 °C
Sp2	23.1 °C

Parameters

Emissivity	0.95
Refl. temp.	6 °C
Distance	3 ft
Atmospheric temp.	21 °C
Ext. optics temp.	20 °C
Ext. optics trans.	1
Relative humidity	54 %

Geolocation

Compass	275° W
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Note

Building 747 Ponce de Leon. 4th floor.
Dental clinic office. Distribution panel.
Possible deficiency; warrants
investigation.

4/13/2023 12:34:01 PM

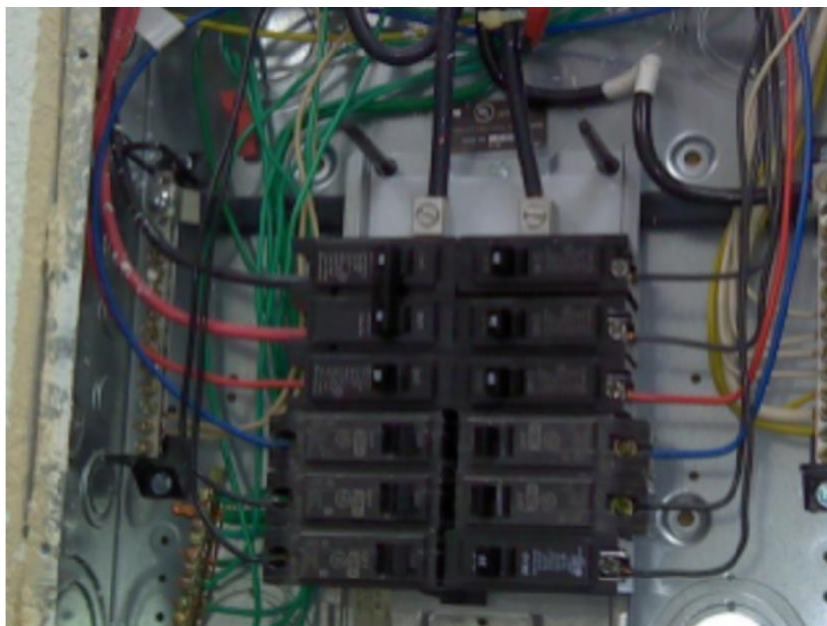


IR_17121.jpg

FLIR T460 (incl. Wi

62109266

4/13/2023 12:34:01 PM



IR_17121.jpg

FLIR T460 (incl. Wi

62109266

Measurements

Sp1	27.4 °C
Sp2	29.0 °C
Sp3	27.9 °C
Sp4	44.2 °C
Sp5	42.7 °C

Parameters

Emissivity	0.95
Refl. temp.	6 °C
Distance	3 ft
Atmospheric temp.	21 °C
Ext. optics temp.	20 °C
Ext. optics trans.	1
Relative humidity	54 %

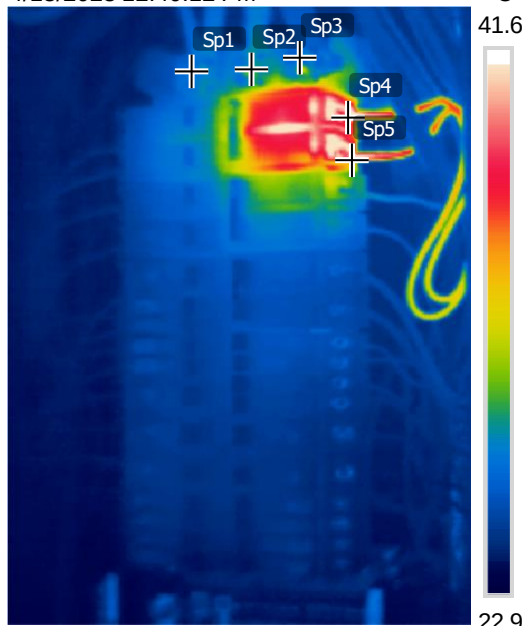
Geolocation

Compass	91° E
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Note

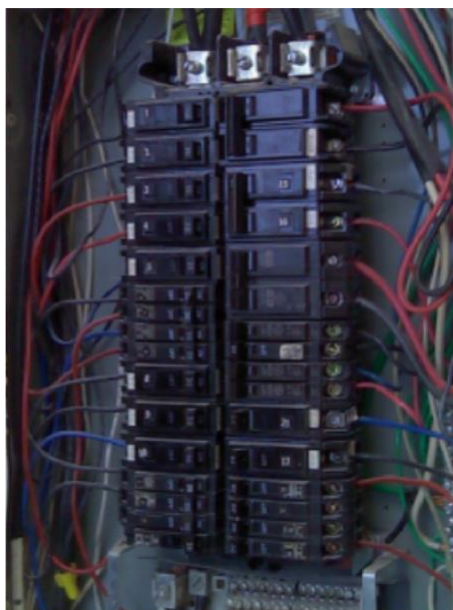
Building 747 Ponce de Leon. 4th floor.
Dental clinic office. Panel D.
Double pole breakers 2-4 are reading
Only 20A each while the size of the
breakers is 30A. Monitor until
corrective measures can be
accomplished.

4/13/2023 12:40:12 PM



IR_17122.jpg FLIR T460 (i... 62109266

4/13/2023 12:40:12 PM



IR_17122.jpg FLIR T460 62109266
(incl. Wi

Measurements

Sp1	24.2 °C
Sp2	24.3 °C
Sp3	24.1 °C
Sp4	25.7 °C
Sp5	24.3 °C

Parameters

Emissivity	0.95
Refl. temp.	6 °C
Distance	3 ft
Atmospheric temp.	24 °C
Ext. optics temp.	20 °C
Ext. optics trans.	1
Relative humidity	54 %

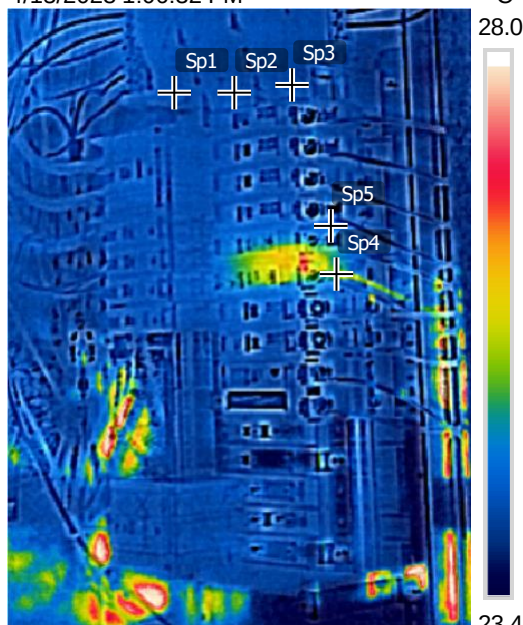
Geolocation

Compass	50° NE
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Note

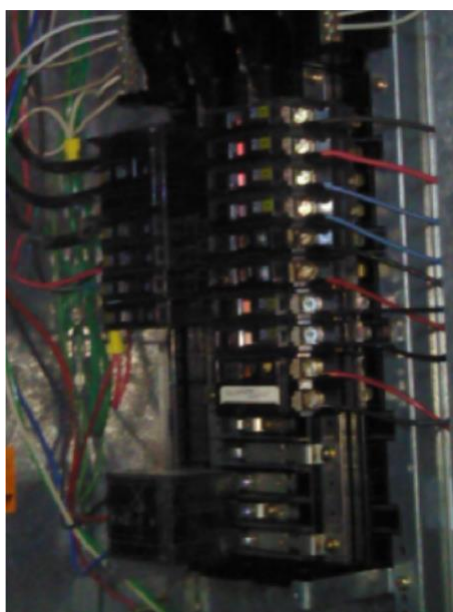
Building 747 Ponce de Leon. 7th floor.
Electrical room. Panel A.
Spliced cables were observed.
Possible deficiency; warrants
investigation.

4/13/2023 1:06:32 PM



IR_17123.jpg FLIR T460 (i... 62109266

4/13/2023 1:06:32 PM



IR_17123.jpg FLIR T460 (incl. Wi 62109266

Measurements

Sp1	24.4 °C
Sp2	24.8 °C
Sp3	24.4 °C
Sp4	23.8 °C
Sp5	23.6 °C
Sp6	23.8 °C

Parameters

Emissivity	0.95
Refl. temp.	6 °C
Distance	3 ft
Atmospheric temp.	24 °C
Ext. optics temp.	20 °C
Ext. optics trans.	1
Relative humidity	54 %

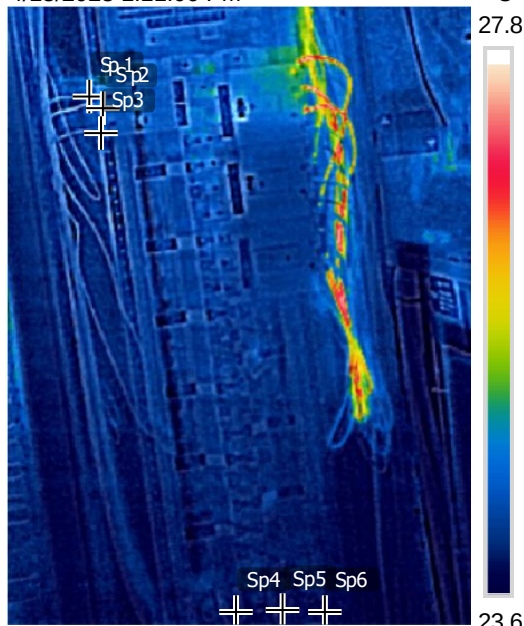
Geolocation

Compass	5° N
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Note

Building 747 Ponce de Leon. 7th floor.
Electrical room. Lighting panel.
Double tapping.
Possible deficiency; warrants
investigation.

4/13/2023 1:11:00 PM



IR_17124.jpg

FLIR T460 (i...

62109266

4/13/2023 1:11:00 PM



IR_17124.jpg

FLIR T460
(incl. Wi

62109266

Measurements

Sp1	23.7 °C
Sp2	23.6 °C
Sp3	23.5 °C

Parameters

Emissivity	0.95
Refl. temp.	6 °C
Distance	3 ft
Atmospheric temp.	24 °C
Ext. optics temp.	20 °C
Ext. optics trans.	1
Relative humidity	54 %

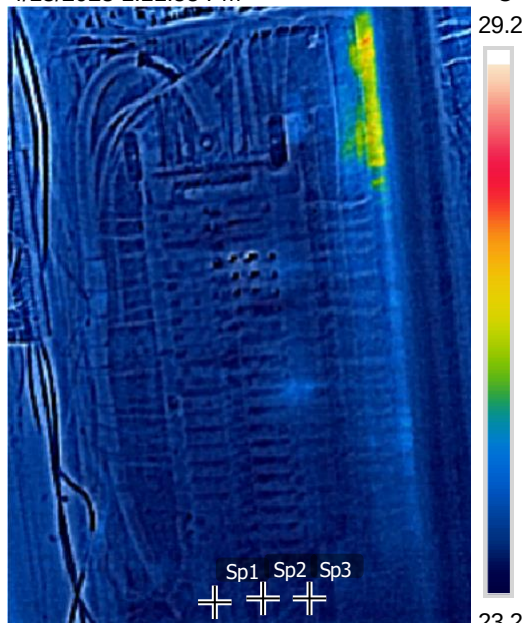
Geolocation

Compass	353° N
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Note

Building 747 Ponce de Leon. 7th floor.
Electrical room. Panel B.
Spliced cables
were
observed.
Possible deficiency; warrants
investigation.

4/13/2023 1:11:55 PM

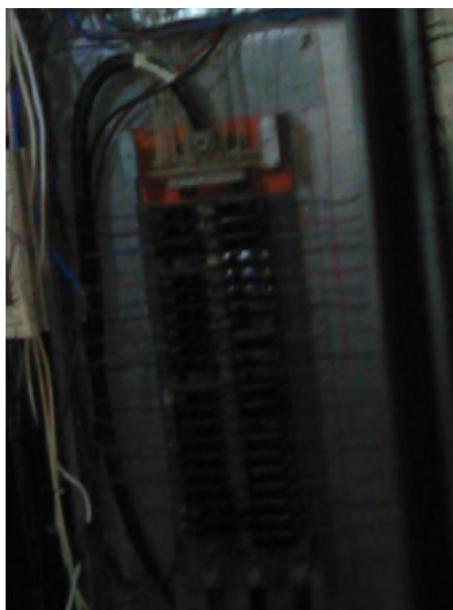


IR_17125.jpg

FLIR T460 (i...

62109266

4/13/2023 1:11:55 PM



IR_17125.jpg

FLIR T460
(incl. Wi

62109266

Measurements

Sp1	23.0 °C
Sp2	22.9 °C
Sp3	23.3 °C

Parameters

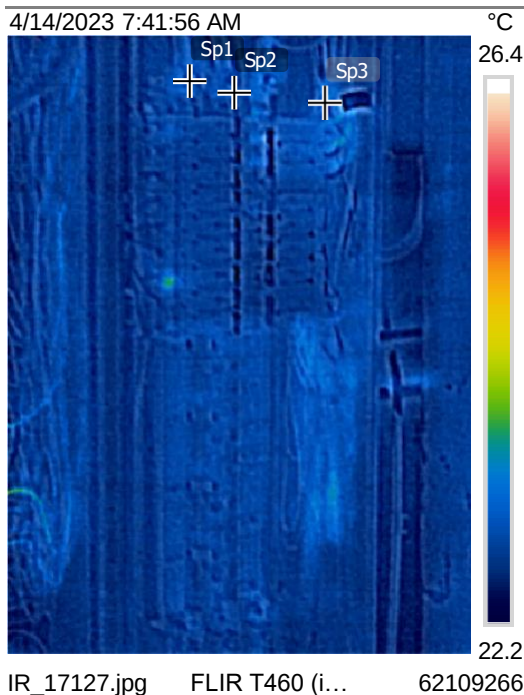
Emissivity	0.95
Refl. temp.	6 °C
Distance	5 ft
Atmospheric temp.	22 °C
Ext. optics temp.	20 °C
Ext. optics trans.	1
Relative humidity	54 %

Geolocation

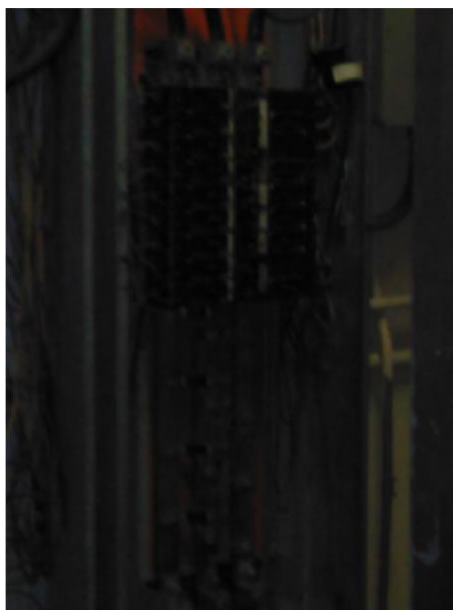
Compass	355° N
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Note

Building 747 Ponce de Leon. 5th floor.
Electrical room. Lighting panel.
Wires are not color coded.
Mold and severe corrosion were found inside the panel.
The panel is in a bad condition.
Possible deficiency; warrants investigation.



4/14/2023 7:41:56 AM



IR_17127.jpg FLIR T460 62109266
(incl. Wi

Measurements

Sp1	22.6 °C
Sp2	22.7 °C
Sp3	22.6 °C
Sp4	25.3 °C
Sp5	23.8 °C
Sp6	23.2 °C

Parameters

Emissivity	0.95
Refl. temp.	6 °C
Distance	5 ft
Atmospheric temp.	22 °C
Ext. optics temp.	20 °C
Ext. optics trans.	1
Relative humidity	54 %

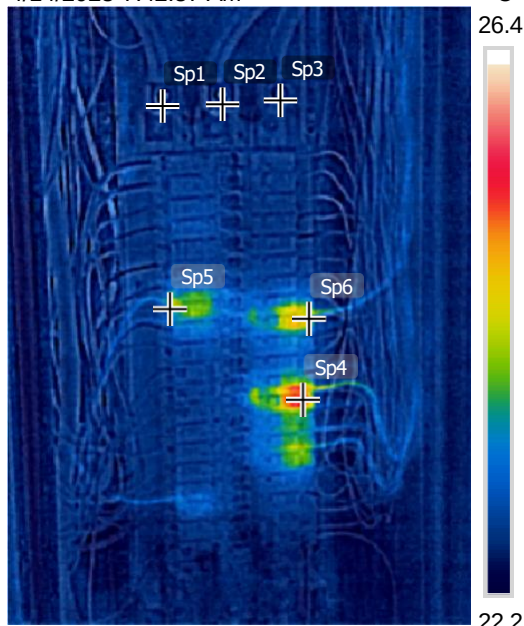
Geolocation

Compass	318° NW
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Note

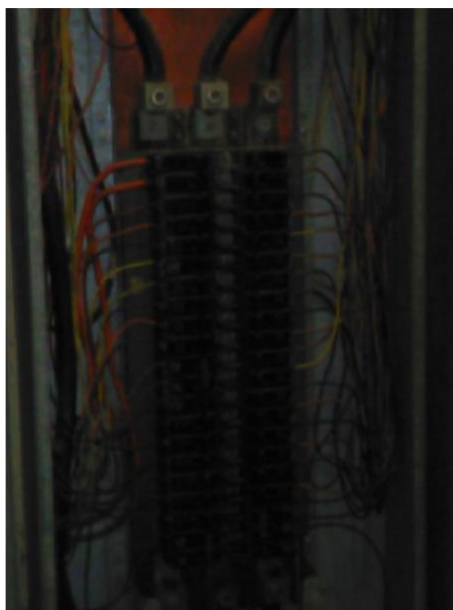
Building 747 Ponce de Leon. 5th floor.
Electrical room. Panel B.
Wires are not color coded. Too dirty.
Mold and severe corrosion
were found inside the
panel.
Cutter cables are
uninsulated.
The breaker 20 reads 17 A and the size
is 20 A.
Possible deficiency; warrants
investigation.

4/14/2023 7:42:37 AM



IR_17128.jpg FLIR T460 (i... 62109266

4/14/2023 7:42:37 AM



IR_17128.jpg FLIR T460 62109266
(incl. Wi

Measurements

Sp1	22.8 °C
Sp2	23.6 °C
Sp3	23.0 °C
Sp4	23.7 °C
Sp5	23.8 °C

Parameters

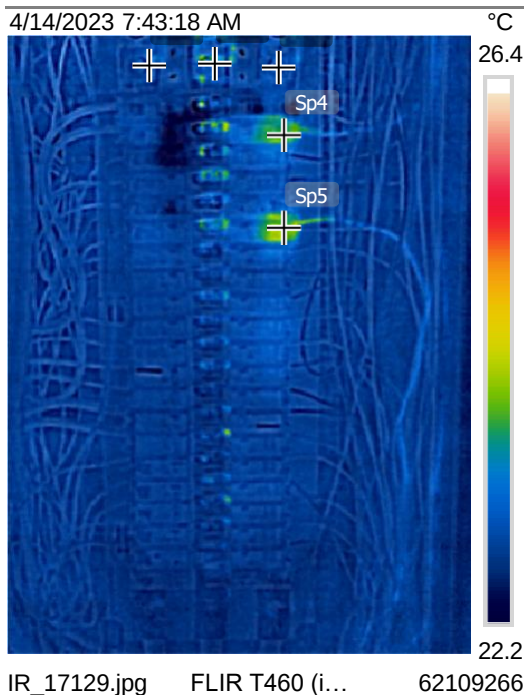
Emissivity	0.95
Refl. temp.	6 °C
Distance	4 ft
Atmospheric temp.	22 °C
Ext. optics temp.	20 °C
Ext. optics trans.	1
Relative humidity	54 %

Geolocation

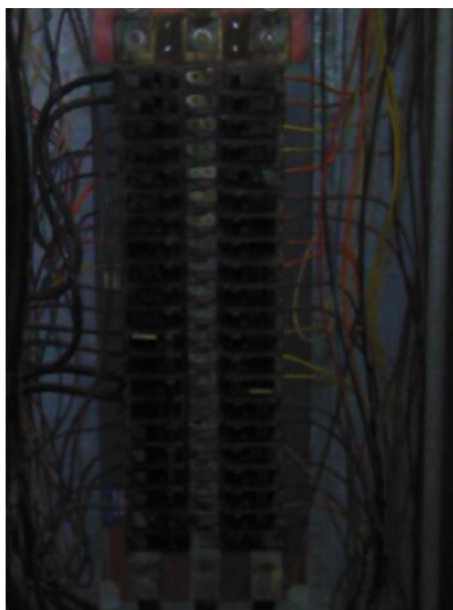
Compass	311° NW
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Note

Building 747 Ponce de Leon. 5th floor.
Electrical room. Panel A.
Spliced cables
and signs of
corrosion were
observed.
Incorrect wire color
codes were found.
Wire on the breaker is
exposed.
Possible deficiency; warrants
investigation.



4/14/2023 7:43:18 AM



IR_17129.jpg FLIR T460 62109266
(incl. Wi

Measurements

Sp1	23.1 °C
Sp2	23.0 °C
Sp3	23.0 °C

Parameters

Emissivity	0.95
Refl. temp.	6 °C
Distance	4 ft
Atmospheric temp.	22 °C
Ext. optics temp.	20 °C
Ext. optics trans.	1
Relative humidity	54 %

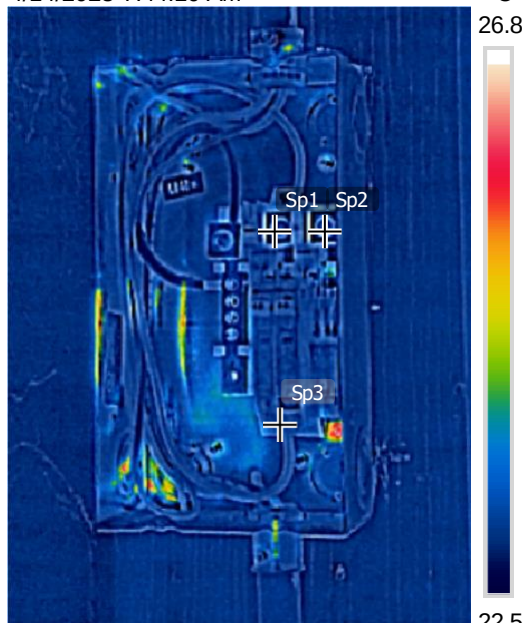
Geolocation

Compass	307° NW
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Note

Building 747 Ponce de Leon. 5th floor.
Electrical room. Panel circuit 39.
Possible deficiency; warrants
investigation.

4/14/2023 7:44:10 AM



IR_17130.jpg FLIR T460 (i... 62109266

4/14/2023 7:44:10 AM



IR_17130.jpg FLIR T460 (incl. Wi 62109266

Measurements

Sp1	22.9 °C
Sp2	22.9 °C
Sp3	22.7 °C

Parameters

Emissivity	0.95
Refl. temp.	6 °C
Distance	4 ft
Atmospheric temp.	22 °C
Ext. optics temp.	20 °C
Ext. optics trans.	1
Relative humidity	54 %

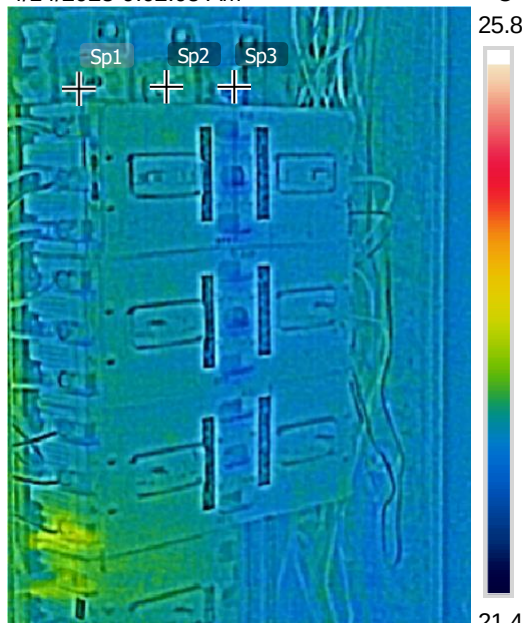
Geolocation

Compass	80° E
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Note

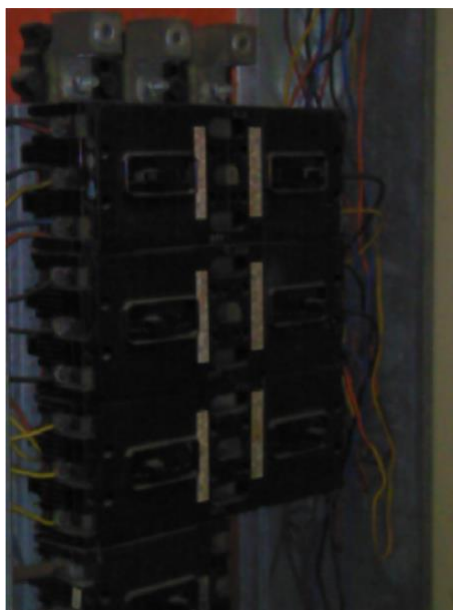
Building 747 Ponce de Leon. 6th floor.
Electrical room. HVAC panel. Top.
Double tapping.
Wires are not color coded.
Mold and signs of corrosion inside the panel were found.
Possible deficiency; warrants investigation.

4/14/2023 9:02:05 AM



IR_17131.jpg FLIR T460 (i... 62109266

4/14/2023 9:02:05 AM



IR_17131.jpg FLIR T460 (incl. Wi 62109266

Measurements

Sp1	23.0 °C
Sp2	22.8 °C
Sp3	22.8 °C

Parameters

Emissivity	0.95
Refl. temp.	6 °C
Distance	4 ft
Atmospheric temp.	22 °C
Ext. optics temp.	20 °C
Ext. optics trans.	1
Relative humidity	54 %

Geolocation

Compass	132° SE
---------	---------

Note

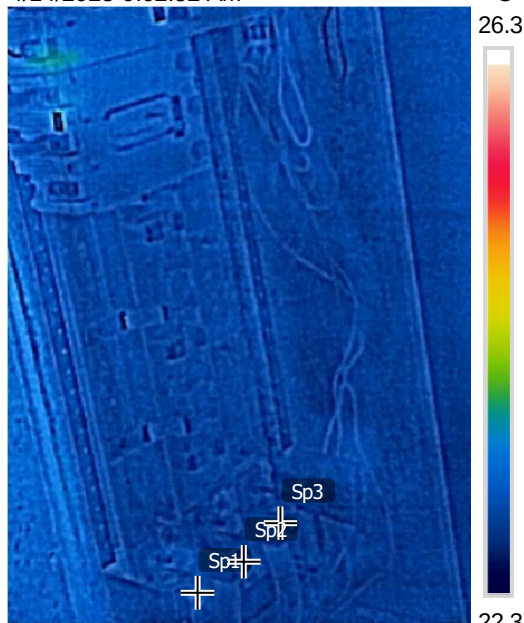
Building 747 Ponce de Leon. 6th floor.
Electrical room. HVAC panel. Bottom.
Double tapping.

Wires are not color coded.

Mold and signs of corrosion inside
the panel were found.

Possible deficiency; warrants
investigation.

4/14/2023 9:02:52 AM

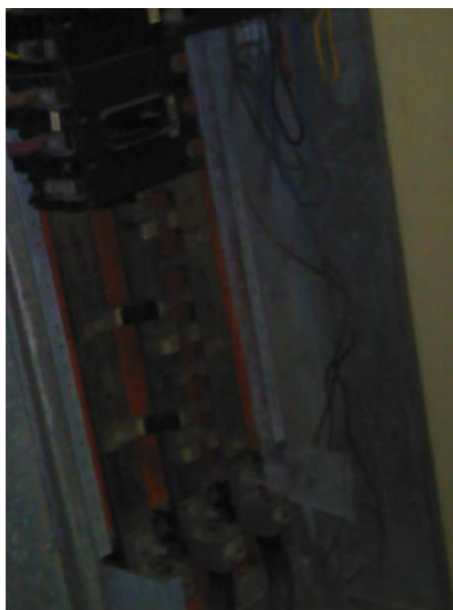


IR_17132.jpg

FLIR T460 (i...

62109266

4/14/2023 9:02:52 AM



IR_17132.jpg

FLIR T460
(incl. Wi

62109266

Measurements

Sp1	23.2 °C
Sp2	23.2 °C
Sp3	23.3 °C

Parameters

Emissivity	0.95
Refl. temp.	6 °C
Distance	4 ft
Atmospheric temp.	22 °C
Ext. optics temp.	20 °C
Ext. optics trans.	1
Relative humidity	54 %

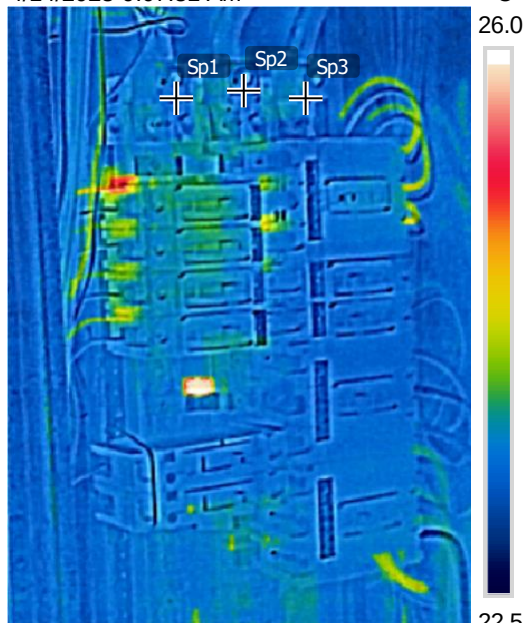
Geolocation

Compass	341° N
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Note

Building 747 Ponce de Leon. 6th floor.
Electrical room. Lighting panel. Top.
Severe corrosion was observed.
Incorrect wire color
codes.
Possible deficiency; warrants
investigation.

4/14/2023 9:07:31 AM



IR_17133.jpg FLIR T460 (i... 62109266

4/14/2023 9:07:31 AM



IR_17133.jpg FLIR T460 (incl. Wi 62109266

Measurements

Sp1	23.7 °C
Sp2	23.6 °C
Sp3	23.5 °C
Sp4	23.6 °C
Sp5	23.5 °C

Parameters

Emissivity	0.95
Refl. temp.	6 °C
Distance	4 ft
Atmospheric temp.	22 °C
Ext. optics temp.	20 °C
Ext. optics trans.	1
Relative humidity	54 %

Geolocation

Compass	270° W
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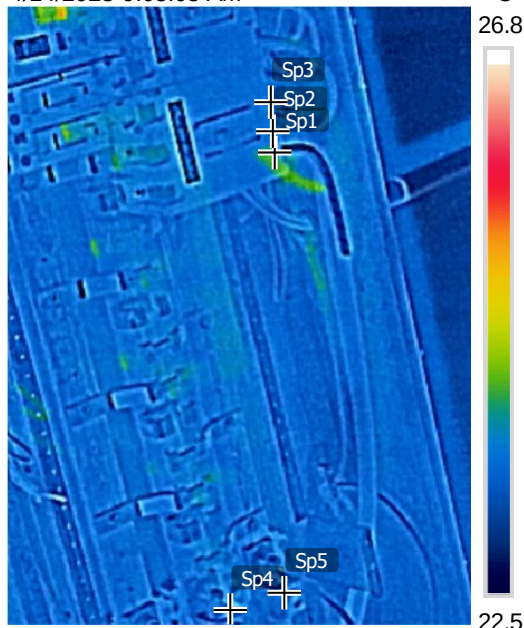
Note

Building 747 Ponce de Leon. 6th floor.
Electrical room. Lighting panel. Bottom.
Severe corrosion was observed.

Incorrect wire color codes.

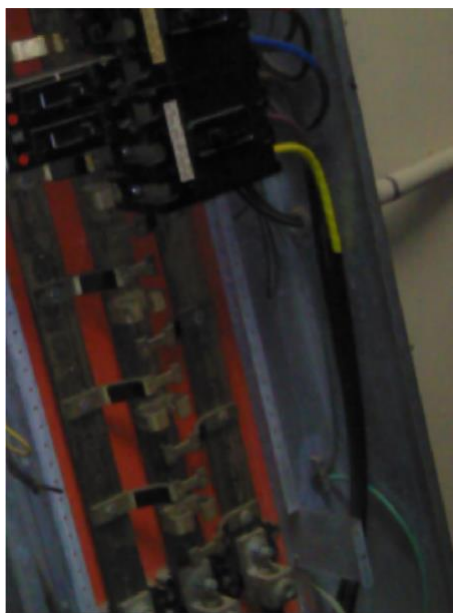
Possible deficiency; warrants
investigation.

4/14/2023 9:08:05 AM



IR_17134.jpg FLIR T460 (i... 62109266

4/14/2023 9:08:05 AM



(incl. Wi

Measurements

Sp1	23.4 °C
Sp2	23.6 °C
Sp3	23.6 °C
Sp4	27.9 °C
Sp5	27.3 °C

Parameters

Emissivity	0.95
Refl. temp.	6 °C
Distance	4 ft
Atmospheric temp.	22 °C
Ext. optics temp.	20 °C
Ext. optics trans.	1
Relative humidity	54 %

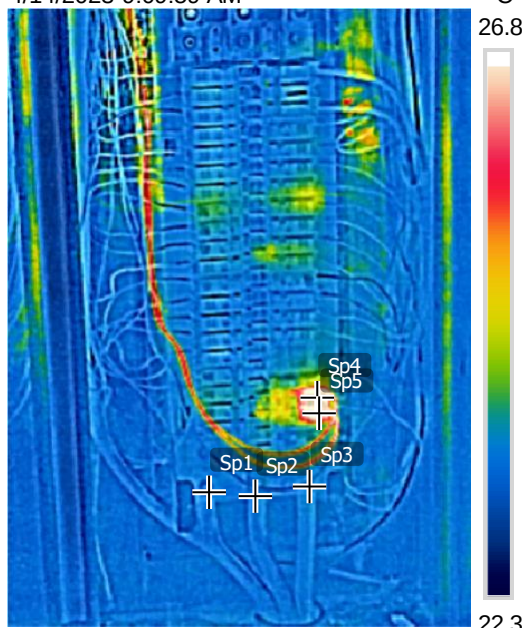
Geolocation

Compass	326° NW
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Note

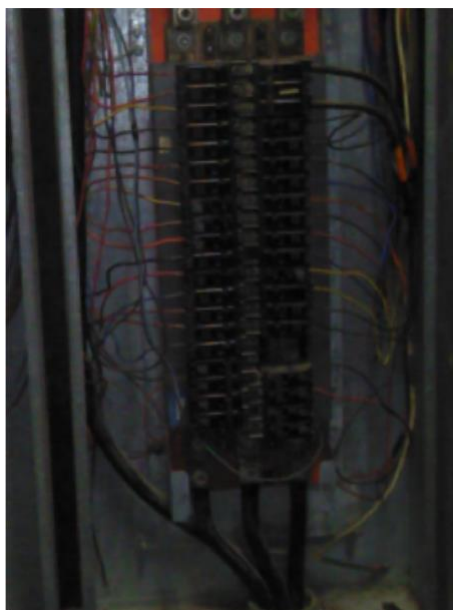
Building 747 Ponce de Leon. 6th floor.
Electrical room. Panel B.
Incorrect wire color codes.
Exposed wire on the breaker.
Mold and severe corrosion were found inside the panel.
Breaker 40-42 double pole reads 13.5A each while the size is 20 A.
Possible deficiency; warrants investigation.

4/14/2023 9:09:59 AM



IR_17135.jpg FLIR T460 (i... 62109266

4/14/2023 9:09:59 AM



(incl. Wi

Measurements

Sp1	23.5 °C
Sp2	23.5 °C
Sp3	23.5 °C

Parameters

Emissivity	0.95
Refl. temp.	6 °C
Distance	4 ft
Atmospheric temp.	22 °C
Ext. optics temp.	20 °C
Ext. optics trans.	1
Relative humidity	54 %

Geolocation

Compass	330° NW
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Note

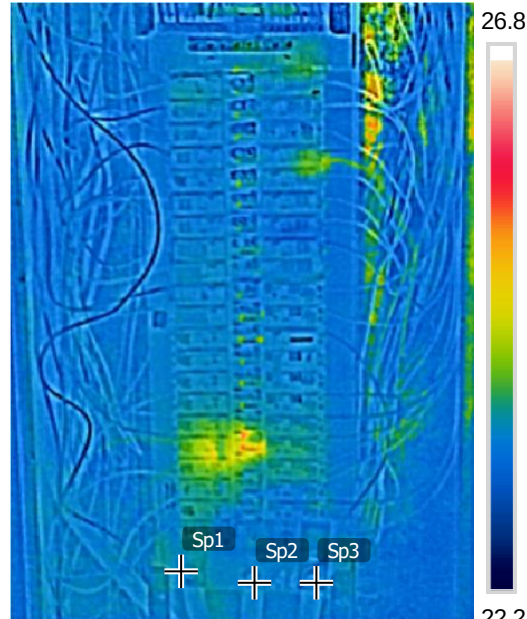
Building 747 Ponce de Leon. 6th floor. Electrical room. Panel A.
Incorrect wire color codes.

Exposed wire on the breaker.

Severe corrosion was found inside the panel.

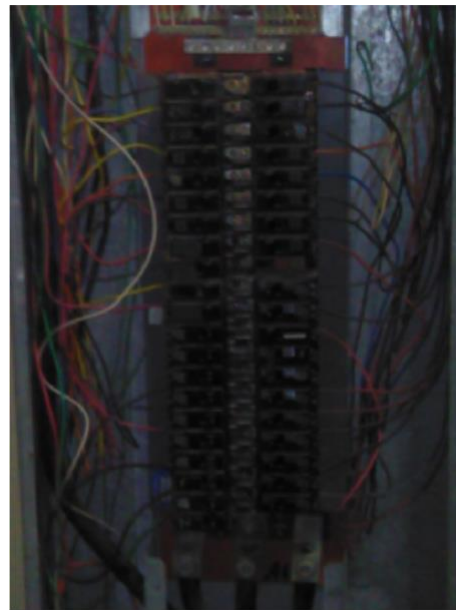
Possible deficiency; warrants investigation.

4/14/2023 9:11:05 AM



IR_17136.jpg FLIR T460 (i... 62109266

4/14/2023 9:11:05 AM



IR_17136.jpg FLIR T460 (incl. Wi 62109266

Measurements

Sp1	21.5 °C
Sp2	21.3 °C
Sp3	21.3 °C

Parameters

Emissivity	0.95
Refl. temp.	6 °C
Distance	4 ft
Atmospheric temp.	22 °C
Ext. optics temp.	20 °C
Ext. optics trans.	1
Relative humidity	54 %

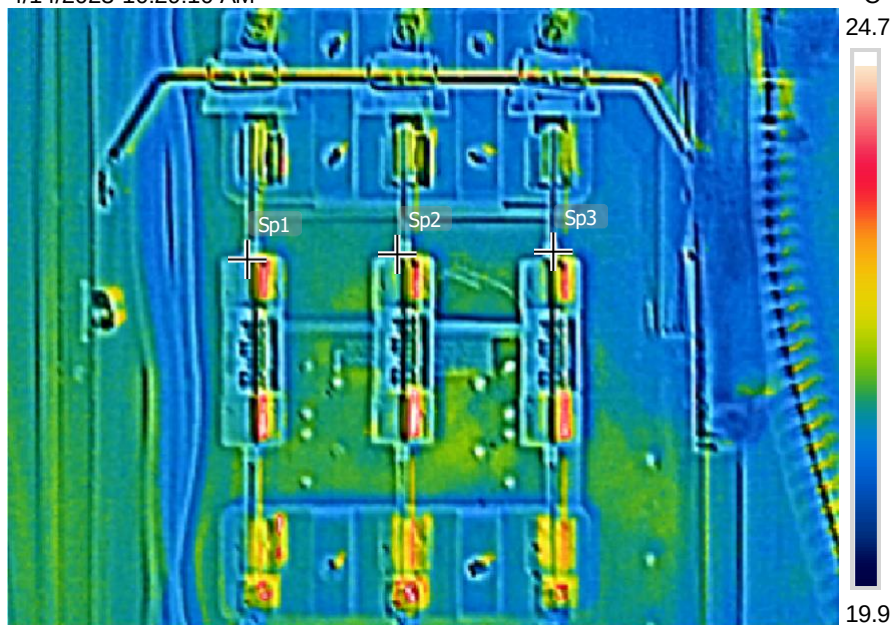
Geolocation

Compass	282° W
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Note

Building 747 Ponce de Leon. 8th floor.
Disconnect left switchin elevator
room. Possible deficiency; warrants
investigation.

4/14/2023 10:29:10 AM



IR_17138.jpg

FLIR T460 (incl. Wi

62109266

4/14/2023 10:29:10 AM



IR_17138.jpg

FLIR T460 (incl. Wi

62109266

Measurements

Sp1	21.1 °C
Sp2	20.8 °C
Sp3	20.8 °C

Parameters

Emissivity	0.95
Refl. temp.	6 °C
Distance	4 ft
Atmospheric temp.	22 °C
Ext. optics temp.	20 °C
Ext. optics trans.	1
Relative humidity	54 %

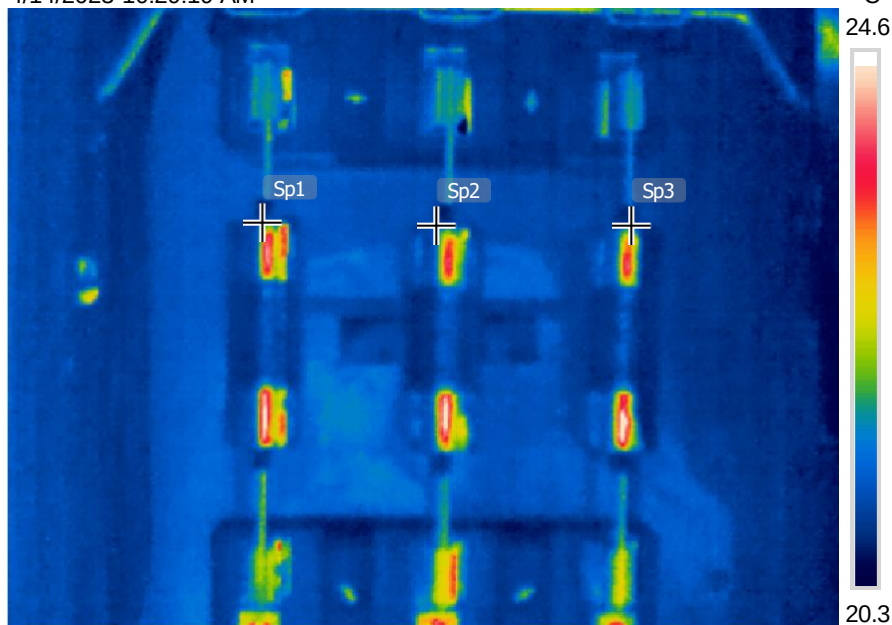
Geolocation

Compass	289° W
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Note

Building 747 Ponce de Leon. 8th floor.
Disconnect right switch in elevator
room. Possible deficiency; warrants
investigation.

4/14/2023 10:29:19 AM

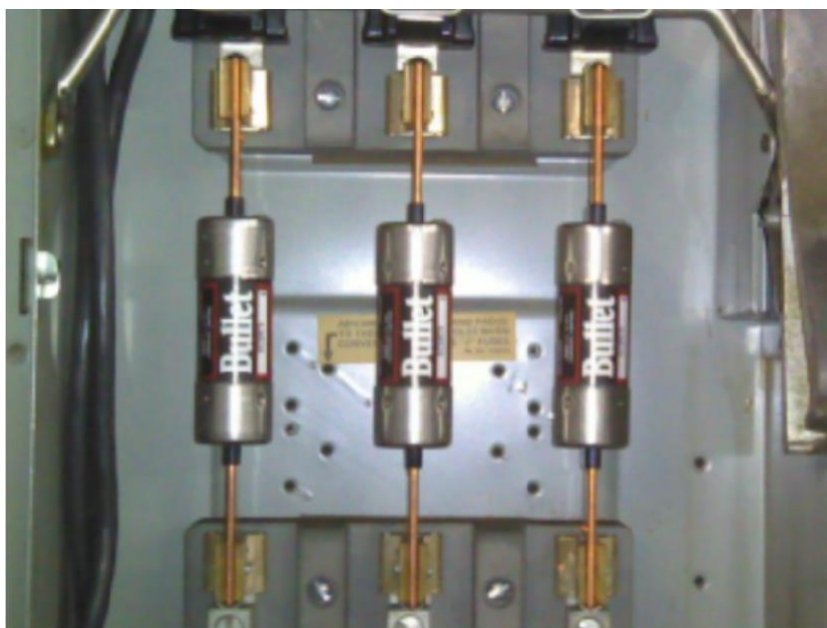


IR_17139.jpg

FLIR T460 (incl. Wi

62109266

4/14/2023 10:29:19 AM



IR_17139.jpg

FLIR T460 (incl. Wi

62109266

Measurements

Sp1	23.7 °C
Sp2	24.3 °C
Sp3	25.2 °C
Sp4	22.0 °C
Sp5	25.0 °C
Sp6	24.0 °C

Parameters

Emissivity	0.95
Refl. temp.	6 °C
Distance	4 ft
Atmospheric temp.	22 °C
Ext. optics temp.	20 °C
Ext. optics trans.	1
Relative humidity	54 %

Geolocation

Compass	294° NW
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Note

Building 747 Ponce de Leon. 8th floor.
Transformer 1 elevator room.
Possible deficiency; warrants
investigation.

4/14/2023 10:30:13 AM



IR_17140.jpg

FLIR T460 (incl. Wi

62109266

4/14/2023 10:30:13 AM



IR_17140.jpg

FLIR T460 (incl. Wi

62109266

Measurements

Sp1	23.8 °C
Sp2	24.6 °C
Sp3	24.1 °C
Sp4	24.0 °C
Sp5	22.9 °C
Sp6	22.7 °C

Parameters

Emissivity	0.95
Refl. temp.	6 °C
Distance	4 ft
Atmospheric temp.	22 °C
Ext. optics temp.	20 °C
Ext. optics trans.	1
Relative humidity	54 %

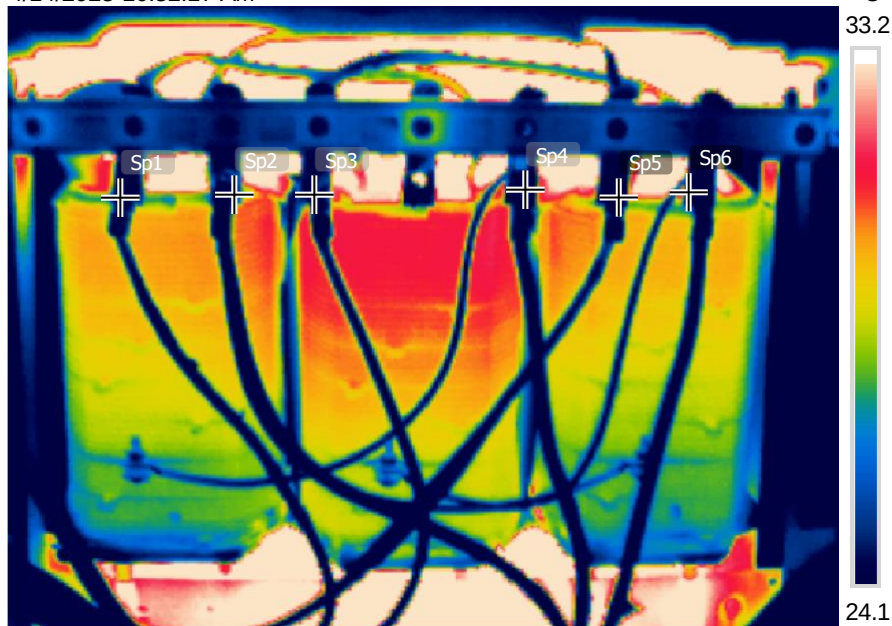
Geolocation

Compass	279° W
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Note

Building 747 Ponce de Leon. 8th floor.
Transformer 2 elevator room.
Possible deficiency; warrants
investigation.

4/14/2023 10:32:17 AM



IR_17141.jpg

FLIR T460 (incl. Wi

62109266

4/14/2023 10:32:17 AM



IR_17141.jpg

FLIR T460 (incl. Wi

62109266

2. SUMMARY-RECOMMENDATIONS

Based on the mentioned testing criteria, we propose the following recommendations:

1. 2nd floor. Mechanical room. Lighting AC panel 277/480. Bottom: Indicates, probable deficiency. Recommended Action: Repair as time permits.
2. 3rd floor. Mechanical room. Receptacles panel 3A 120/208. Top: Indicates, probable deficiency. Recommended Action: Repair as time permits.
3. 4th floor. Mechanical room. Lighting panel. Top: Major discrepancy. Recommended Action. Repair immediately.
4. 4th floor. Dental clinic office. Panel D: Thermography deficiency. Recommended Action: Monitor until corrective measures can be accomplished.
5. Refer to pictures for possible NEC violations (i.e., double tapping of breakers, incorrect use of wire color codes, missing wire color codes, etc.).

3. GENERAL NOTES

1. Signs of mold and corrosion, incorrect/missing wiring markings, and NEC code violations were observed (Refer to Section 2 and comments made on each "Note" section of Test Results pages).
2. Corrections as per section 2 and general maintenance are recommended to be performed as soon as possible.

DATE: 06/01/2023

CUSTOMER: TRINTEC Construction INC

JOB ADDRESS: 747 Ponce de Leon, Coral Gables, FL 33134

JOB DESCRIPTION: Infrared Thermography Report

ATTENTION: Petulia Schvartz

INFRARED THERMOGRAPHY REPORT



REPORT PREPARED BY

Eng. Alain Valdes

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Email:

info@360electricalservices.com

Office: 786-348-2166

Web: www.360electricalservices.com

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3.	GENERAL NOTES.....	60

1. WORK SCOPE

1.1 ELECTRICAL THERMOGRAPHY

- a. Inspect distribution Systems with infrared imaging equipment.
- b. Perform survey on the following equipment:
 - MDPs
 - Switchgears
 - Distribution Panels
 - Electrical connections
- c. Evaluate connections Integrity.
- d. Provide report.

1.2 TESTING CRITERIA AND TESTING RESULTS

To proactively determine possible failure modes, NETA standards were used as a guiding principle. NETA (International Electrical Testing Association) provides guidelines for thermal inspections of electrical equipment in the new ANSI/NETA MTS-2007. MTS stands for "Maintenance Testing Specifications". These guidelines are based on differences in temperature from one phase conductor or component to another. Recommended action depends on the difference in the temperatures, as illustrated in the table from the ANSI/ MTS-2007 below. Temperature specifications vary depending on the exact type of equipment. Even in the same class of equipment (i.e., breakers, cables), there are different temperature ratings. Heating is generally related to the square of the current; therefore, the load current will have a major impact on temperature variances. In the absence of consensus standards for ΔT , the values in this table will provide reasonable guidelines.

Temperature difference (ΔT) based on comparisons between similar components under similar loading	Temperature difference (ΔT) based on comparisons between component and ambient air temperatures	Recommended action
1 °C to 3 °C	1 °C to 10 °C	Possible deficiency; warrants investigation
4 °C to 15 °C	11 °C to 20 °C	Indicates probable deficiency; repair as time permits
-----	21 °C to 40 °C	Monitor until corrective measures can be accomplished
>15 °C	>40 °C	Major discrepancy; repair immediately

7650 NW 50th ST Miami, Florida 33166 Off. 786-348-2156 Fax:86-348-2166

Email: info@360electricalservices.com Web: www.360electricalservices.com

Measurements

Sp1	31.1 °C
Sp2	31.3 °C
Sp3	31.4 °C

Parameters

Emissivity	0.95
Refl. temp.	6 °C
Distance	5 ft
Atmospheric temp.	30 °C
Ext. optics temp.	20 °C
Ext. optics trans.	1
Relative humidity	54 %

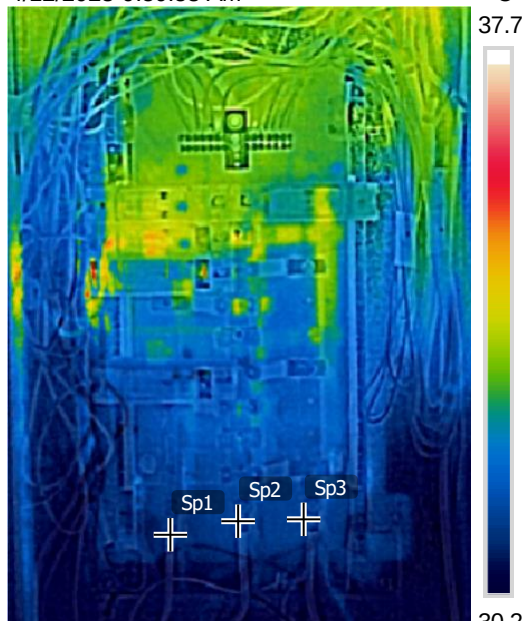
Geolocation

Compass	291° W
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Note

Building 747 Ponce de Leon. Lower floor. Main electrical room. Panel HP. Electrical room used as store with a lot of plumber items inside. There is double tapping on breaker #5. Incorrect wire color codes. Wire splices were observed – Possible NEC Violations. Possible deficiency; warrants investigation.

4/12/2023 9:50:58 AM



IR_17076.jpg FLIR T460 (i... 62109266

4/12/2023 9:50:58 AM



IR_17076.jpg FLIR T460 (incl. Wi 62109266

Measurements

Sp1	34.2 °C
Sp2	34.3 °C
Sp3	34.2 °C
Sp4	31.7 °C
Sp5	31.7 °C
Sp6	31.7 °C

Parameters

Emissivity	0.95
Refl. temp.	6 °C
Distance	5 ft
Atmospheric temp.	30 °C
Ext. optics temp.	20 °C
Ext. optics trans.	1
Relative humidity	54 %

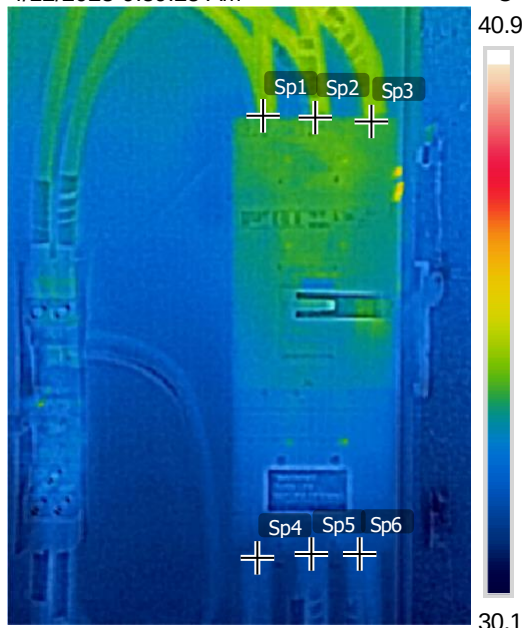
Geolocation

Compass	27° NE
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Note

Building 747 Ponce de Leon. Lower floor. Main electrical room. Main breaker 1 of 6.
Possible deficiency; warrants investigation.

4/12/2023 9:59:25 AM



IR_17077.jpg FLIR T460 (i... 62109266

4/12/2023 9:59:25 AM



IR_17077.jpg FLIR T460 (incl. Wi 62109266

Measurements

Sp1	33.4 °C
Sp2	33.5 °C
Sp3	33.6 °C
Sp4	36.0 °C
Sp5	35.2 °C
Sp6	34.0 °C

Parameters

Emissivity	0.95
Refl. temp.	6 °C
Distance	4 ft
Atmospheric temp.	30 °C
Ext. optics temp.	20 °C
Ext. optics trans.	1
Relative humidity	54 %

Geolocation

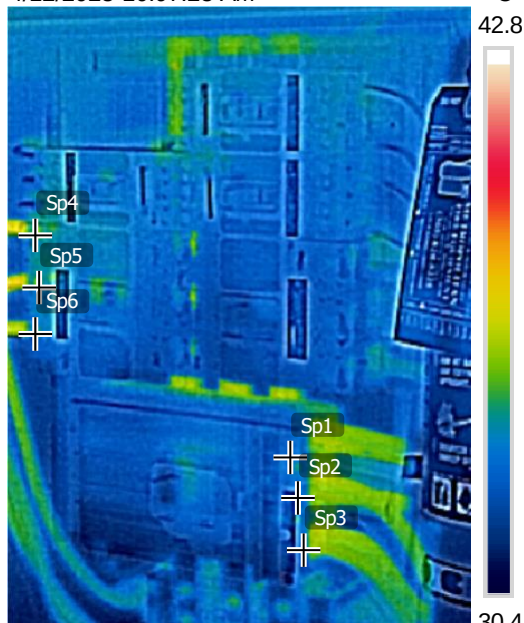
Compass	269° W
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Note

Building 747 Ponce de Leon. Lower floor. Main electrical room. Main panel 1 of 6.

Signs of corrosion in some connections were observed. Possible deficiency; warrants investigation.

4/12/2023 10:07:23 AM



IR_17078.jpg FLIR T460 (i... 62109266

4/12/2023 10:07:23 AM



IR_17078.jpg FLIR T460 (incl. Wi 62109266

Measurements

Sp1	33.9 °C
Sp2	32.3 °C
Sp3	31.8 °C
Sp4	34.5 °C
Sp5	34.2 °C

Parameters

Emissivity	0.95
Refl. temp.	6 °C
Distance	4 ft
Atmospheric temp.	30 °C
Ext. optics temp.	20 °C
Ext. optics trans.	1
Relative humidity	54 %

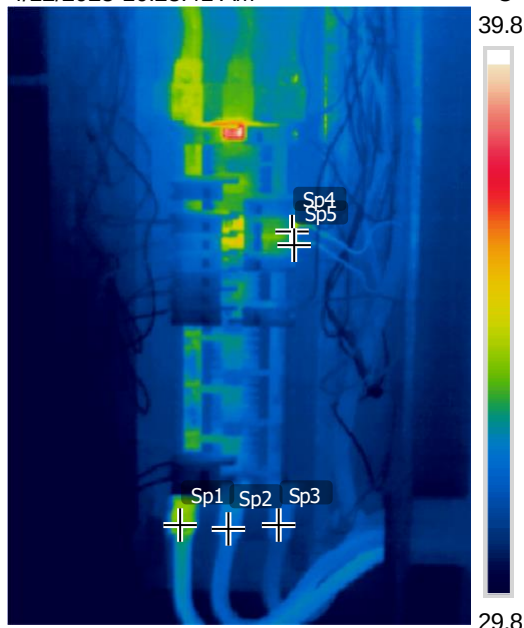
Geolocation

Compass	338° N
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Note

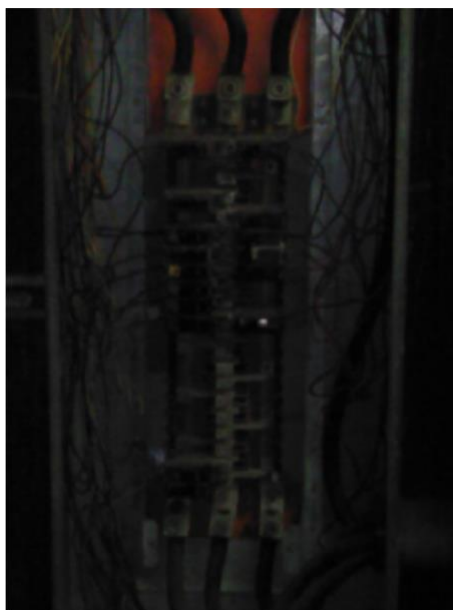
Building 747 Ponce de Leon. Lower floor. Main electrical room. Panel A.
Wires are not color coded.
Spliced cables and signs of high corrosion were observed.
Possible deficiency; warrants investigation.

4/12/2023 10:28:41 AM



IR_17080.jpg FLIR T460 (i... 62109266

4/12/2023 10:28:41 AM



IR_17080.jpg FLIR T460 (incl. Wi 62109266

Measurements

Sp1	34.6 °C
Sp2	33.6 °C
Sp3	34.3 °C
Sp4	36.2 °C
Sp5	36.9 °C
Sp6	34.7 °C

Parameters

Emissivity	0.95
Refl. temp.	6 °C
Distance	4 ft
Atmospheric temp.	30 °C
Ext. optics temp.	20 °C
Ext. optics trans.	1
Relative humidity	54 %

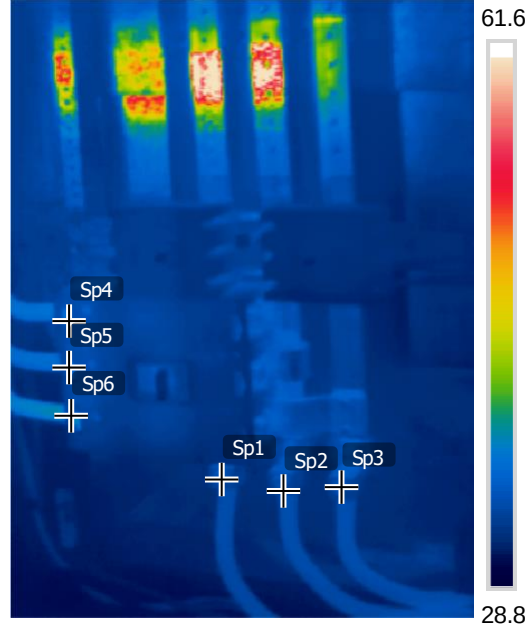
Geolocation

Compass	11° N
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Note

Building 747 Ponce D Leon. Lower floor.
Main electrical room. Panel MDP. Main
lighting panel.
Possible deficiency; warrants
investigation.

4/12/2023 10:35:40 AM



IR_17082.jpg FLIR T460 (i... 62109266

4/12/2023 10:35:40 AM



IR_17082.jpg FLIR T460 (incl. Wi 62109266

Measurements

Sp1	33.3 °C
Sp2	33.9 °C
Sp3	33.7 °C
Sp4	34.2 °C
Sp5	34.1 °C
Sp6	35.4 °C

Parameters

Emissivity	0.95
Refl. temp.	6 °C
Distance	4 ft
Atmospheric temp.	30 °C
Ext. optics temp.	20 °C
Ext. optics trans.	1
Relative humidity	54 %

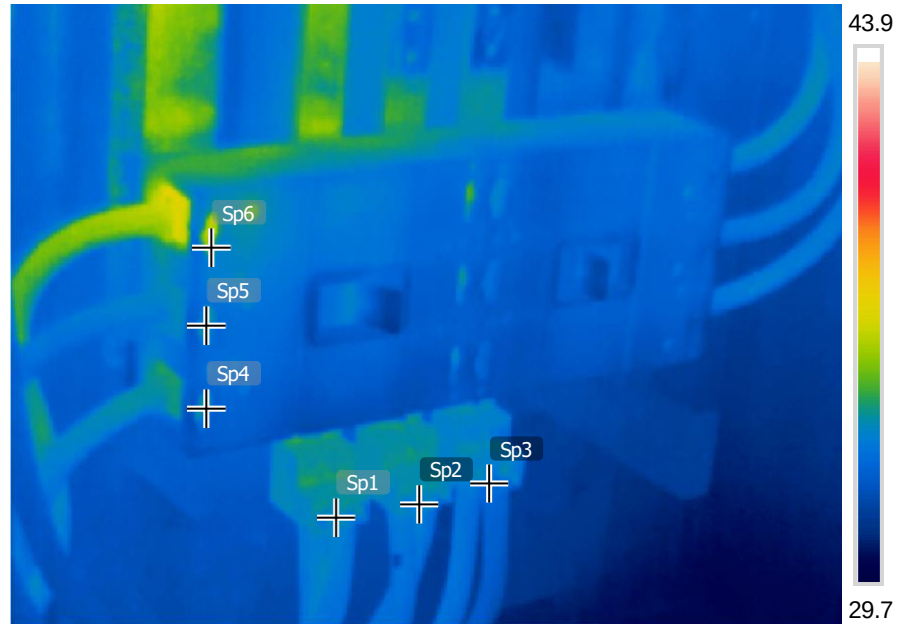
Geolocation

Compass	289° W
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Note

Building 747 Ponce de Leon. Lower floor. Main electrical room. Panel B.
Wires are not color coded.
Possible deficiency; warrants investigation.

4/12/2023 11:02:12 AM



IR_17083.jpg

FLIR T460 (incl. Wi

62109266

4/12/2023 11:02:12 AM



IR_17083.jpg

FLIR T460 (incl. Wi

62109266

Measurements

Sp1	35.0 °C
Sp2	35.0 °C
Sp3	34.9 °C
Sp4	34.6 °C
Sp5	34.8 °C
Sp6	33.1 °C

Parameters

Emissivity	0.95
Refl. temp.	6 °C
Distance	3 ft
Atmospheric temp.	30 °C
Ext. optics temp.	20 °C
Ext. optics trans.	1
Relative humidity	54 %

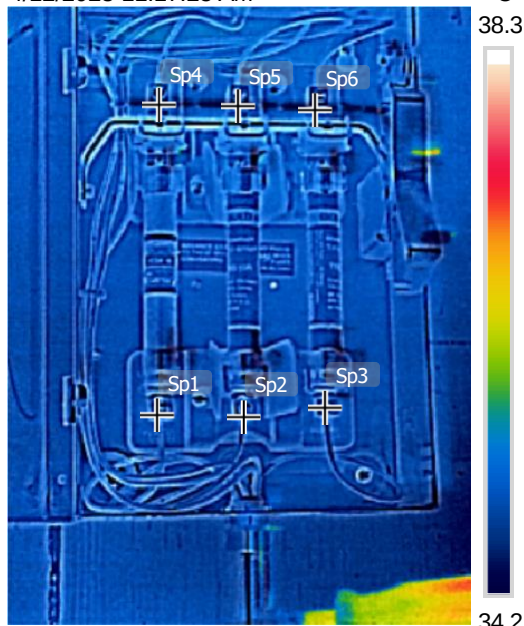
Geolocation

Compass	111° E
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Note

Building 747 Ponce de Leon. Lower floor. Main electrical room. Disconnect emergency switch.
Possible deficiency; warrants investigation.

4/12/2023 11:17:28 AM



IR_17085.jpg FLIR T460 (i... 62109266

4/12/2023 11:17:28 AM



IR_17085.jpg FLIR T460 (incl. Wi 62109266

Measurements

Sp1	35.5 °C
Sp2	35.4 °C
Sp3	37.6 °C
Sp4	35.3 °C
Sp5	35.6 °C
Sp6	35.5 °C

Parameters

Emissivity	0.95
Refl. temp.	6 °C
Distance	5 ft
Atmospheric temp.	30 °C
Ext. optics temp.	20 °C
Ext. optics trans.	1
Relative humidity	54 %

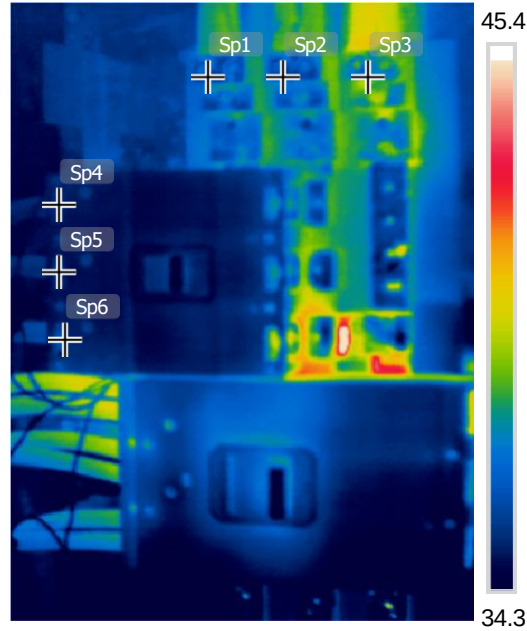
Geolocation

Compass	106° E
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Note

Building 747 Ponce de Leon. Lower floor. Main electrical room. Main panel HV C. CDP main 2.
Wires are not color coded.
Code violation double tapping on the main logs.
Possible deficiency; warrants investigation.

4/12/2023 11:18:30 AM



IR_17086.jpg FLIR T460 (i... 62109266

4/12/2023 11:18:30 AM



IR_17086.jpg FLIR T460 (incl. Wi 62109266

Measurements

Sp1	38.9 °C
Sp2	37.6 °C
Sp3	41.9 °C

Parameters

Emissivity	0.95
Refl. temp.	6 °C
Distance	5 ft
Atmospheric temp.	30 °C
Ext. optics temp.	20 °C
Ext. optics trans.	1
Relative humidity	54 %

Geolocation

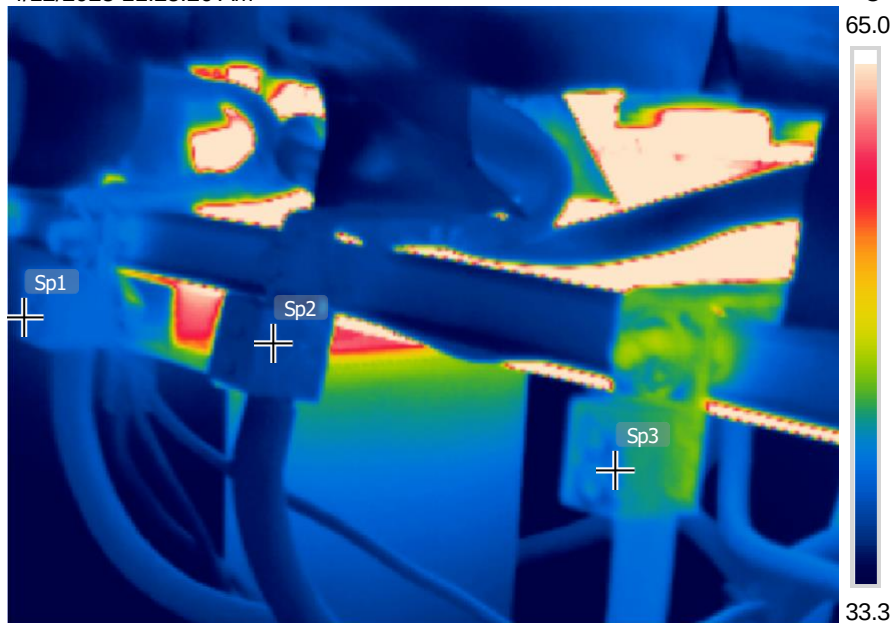
Compass	279° W
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Note

Building 747 Ponce de Leon. Lower floor. Main electrical room. Transformer 480 to 120/208.
Possible deficiency; warrants

investigation.

4/12/2023 11:25:26 AM



IR_17087.jpg

FLIR T460 (incl. Wi

62109266

4/12/2023 11:25:26 AM



IR_17087.jpg

FLIR T460 (incl. Wi

62109266

Measurements

Sp1	24.0 °C
Sp2	24.2 °C
Sp3	24.1 °C

Parameters

Emissivity	0.95
Refl. temp.	6 °C
Distance	4 ft
Atmospheric temp.	24 °C
Ext. optics temp.	20 °C
Ext. optics trans.	1
Relative humidity	54 %

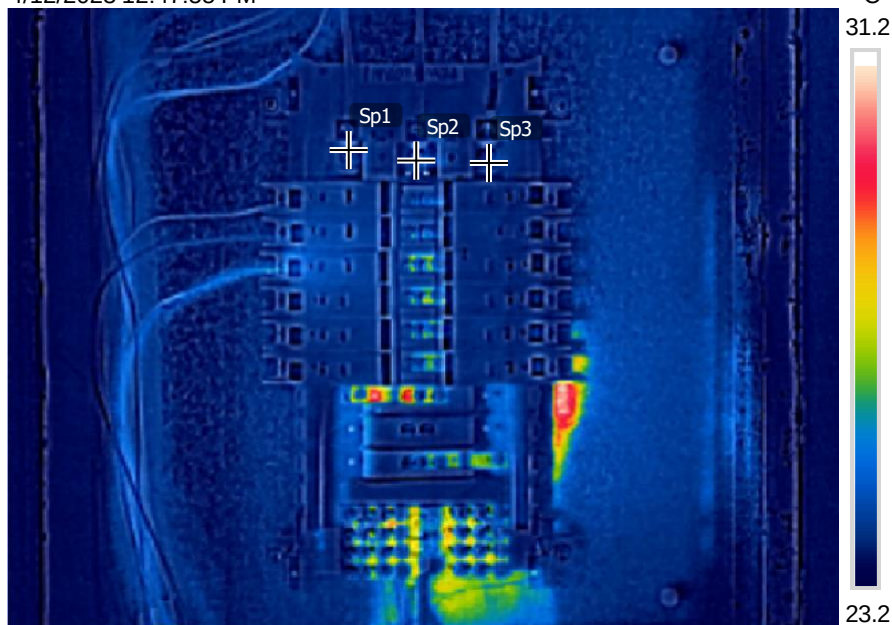
Geolocation

Compass	255° W
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Note

Building 747 Ponce de Leon. 1st floor.
Radiation offices. Panel HP. Lighting
panel.
There is a single polo breaker used as a
three-pole breaker.
Possible deficiency; warrants
investigation.

4/12/2023 12:47:55 PM

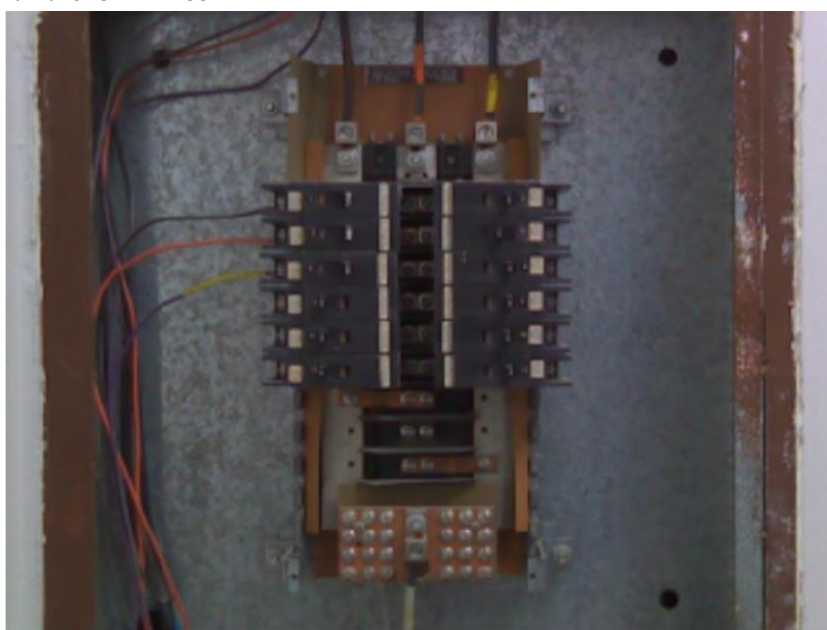


IR_17088.jpg

FLIR T460 (incl. Wi

62109266

4/12/2023 12:47:55 PM



IR_17088.jpg

FLIR T460 (incl. Wi

62109266

Measurements

Sp1	26.0 °C
Sp2	26.2 °C
Sp3	26.5 °C
Sp4	27.3 °C
Sp5	26.5 °C
Sp6	27.0 °C
Sp7	26.6 °C

Parameters

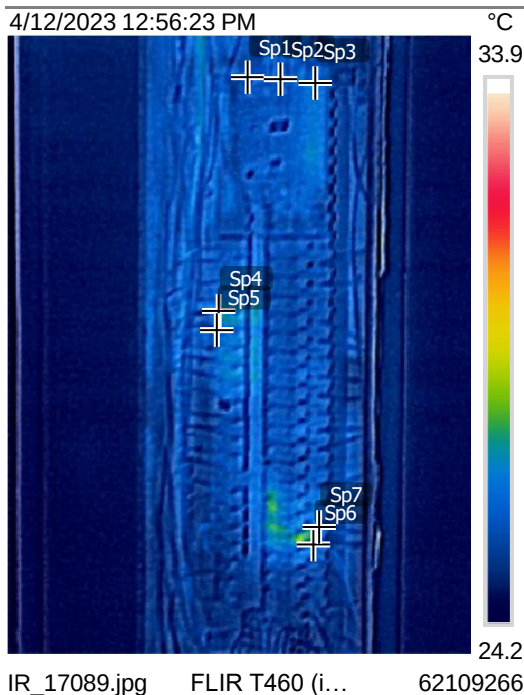
Emissivity	0.95
Refl. temp.	6 °C
Distance	5 ft
Atmospheric temp.	24 °C
Ext. optics temp.	20 °C
Ext. optics trans.	1
Relative humidity	54 %

Geolocation

Compass	260° W
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Note

Building 747 Ponce de Leon. 1st floor.
Radiation offices. Panel A1.
Double tapping.
Spliced cables
were observed.
Possible deficiency; warrants
investigation.



4/12/2023 12:56:23 PM



IR_17089.jpg FLIR T460 (incl. Wi 62109266

Measurements

Sp1	26.1 °C
Sp2	26.0 °C
Sp3	25.8 °C
Sp4	25.8 °C
Sp5	25.7 °C

Parameters

Emissivity	0.95
Refl. temp.	6 °C
Distance	5 ft
Atmospheric temp.	24 °C
Ext. optics temp.	20 °C
Ext. optics trans.	1
Relative humidity	54 %

Geolocation

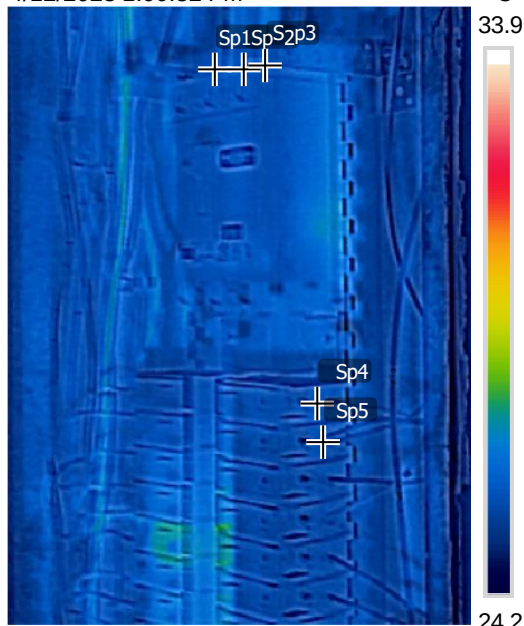
Compass	311° NW
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Note

Building 747 Ponce de Leon. 1st floor.
Radiation offices. Panel A1. Second
view.

Double tapping.
Spliced cables
were observed.
Possible deficiency; warrants
investigation.

4/12/2023 1:00:32 PM



IR_17090.jpg FLIR T460 (i... 62109266

4/12/2023 1:00:32 PM



IR_17090.jpg FLIR T460 (incl. Wi 62109266

Measurements

Sp1	25.8 °C
Sp2	27.5 °C
Sp3	25.5 °C

Parameters

Emissivity	0.95
Refl. temp.	6 °C
Distance	3 ft
Atmospheric temp.	24 °C
Ext. optics temp.	20 °C
Ext. optics trans.	1
Relative humidity	54 %

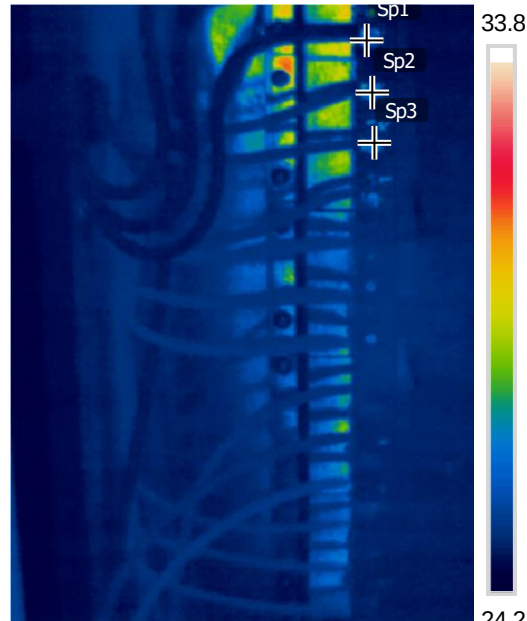
Geolocation

Compass	140° SE
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Note

Building 747 Ponce de Leon. 1st floor.
Radiation offices. Panel D bottom left.
The panel is in a confined space.
Working distance violation as per the
NEC.
Possible deficiency; warrants
investigation.

4/12/2023 1:25:04 PM



IR_17092.jpg FLIR T460 (i... 62109266

4/12/2023 1:25:04 PM



IR_17092.jpg FLIR T460 (incl. Wi 62109266

Measurements

Sp1	25.1 °C
Sp2	25.2 °C
Sp3	25.5 °C
Sp4	25.3 °C
Sp5	25.2 °C
Sp6	25.5 °C

Parameters

Emissivity	0.95
Refl. temp.	6 °C
Distance	3 ft
Atmospheric temp.	24 °C
Ext. optics temp.	20 °C
Ext. optics trans.	1
Relative humidity	54 %

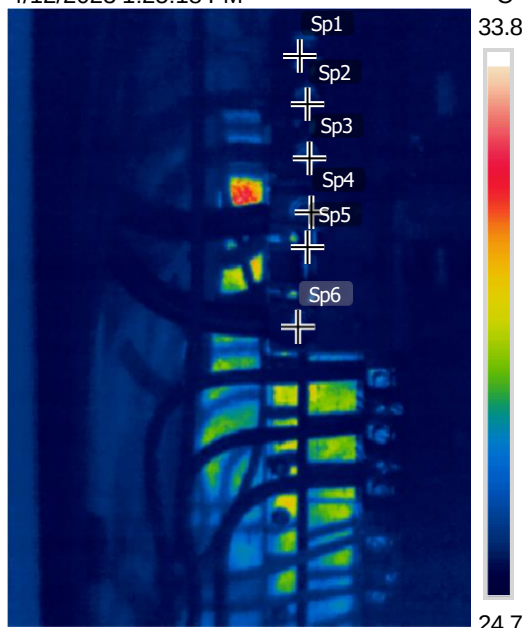
Geolocation

Compass	135° SE
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Note

Building 747 Ponce de Leon. 1st floor.
Radiation offices. Panel D left top.
The panel is in a confined space.
Working distance violation as per the NEC.
Possible deficiency; warrants investigation.

4/12/2023 1:25:18 PM



IR_17093.jpg FLIR T460 (i... 62109266

4/12/2023 1:25:18 PM



IR_17093.jpg FLIR T460 (incl. Wi 62109266

Measurements

Sp1	26.9 °C
Sp2	27.0 °C
Sp3	28.3 °C
Sp4	25.5 °C
Sp5	25.6 °C
Sp6	25.6 °C

Parameters

Emissivity	0.95
Refl. temp.	6 °C
Distance	3 ft
Atmospheric temp.	24 °C
Ext. optics temp.	20 °C
Ext. optics trans.	1
Relative humidity	54 %

Geolocation

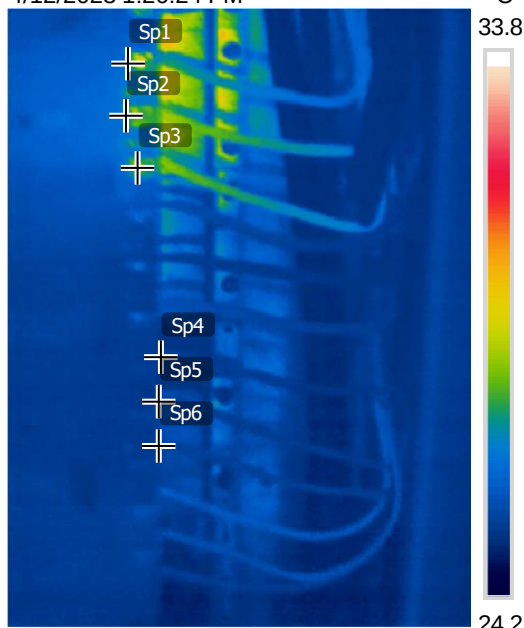
Compass	133° SE
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Note

Building 747 Ponce de Leon. 1st floor.
Radiation offices. Panel D bottom right.
The panel is in a confined space.
Working distance violation as per the NEC.

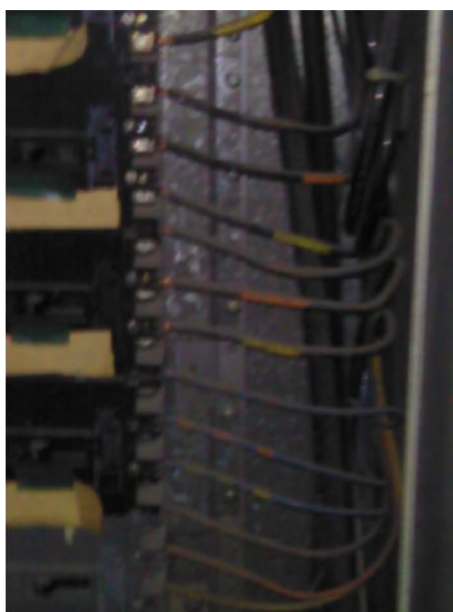
Possible deficiency; warrants investigation.

4/12/2023 1:26:24 PM



IR_17094.jpg FLIR T460 (i... 62109266

4/12/2023 1:26:24 PM



IR_17094.jpg FLIR T460 (incl. Wi 62109266

Measurements

Sp1	25.6 °C
Sp2	25.3 °C
Sp3	25.2 °C
Sp4	25.5 °C
Sp5	25.2 °C
Sp6	25.3 °C

Parameters

Emissivity	0.95
Refl. temp.	6 °C
Distance	3 ft
Atmospheric temp.	24 °C
Ext. optics temp.	20 °C
Ext. optics trans.	1
Relative humidity	54 %

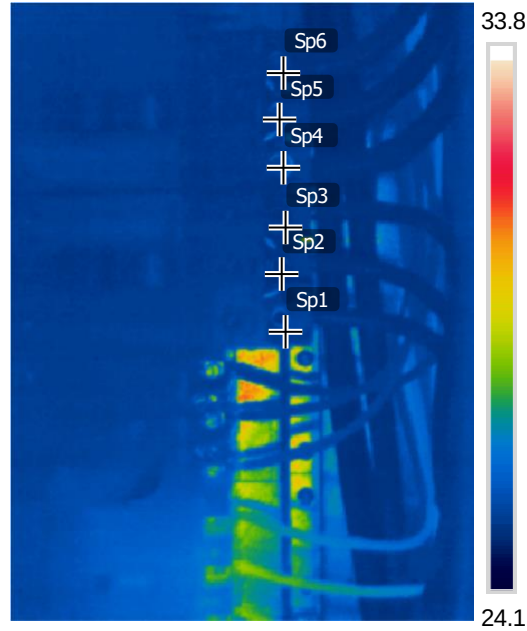
Geolocation

Compass	116° SE
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Note

Building 747 Ponce de Leon. 1st floor.
Radiation offices. Panel D top right.
The panel is in a confined space.
Working distance violation as per the NEC.
Possible deficiency; warrants investigation.

4/12/2023 1:26:40 PM



IR_17095.jpg FLIR T460 (i... 62109266

4/12/2023 1:26:40 PM



IR_17095.jpg FLIR T460 (incl. Wi 62109266

Measurements

Sp1	25.0 °C
Sp2	25.9 °C
Sp3	25.0 °C
Sp4	27.6 °C
Sp5	27.0 °C

Parameters

Emissivity	0.95
Refl. temp.	6 °C
Distance	3 ft
Atmospheric temp.	24 °C
Ext. optics temp.	20 °C
Ext. optics trans.	1
Relative humidity	54 %

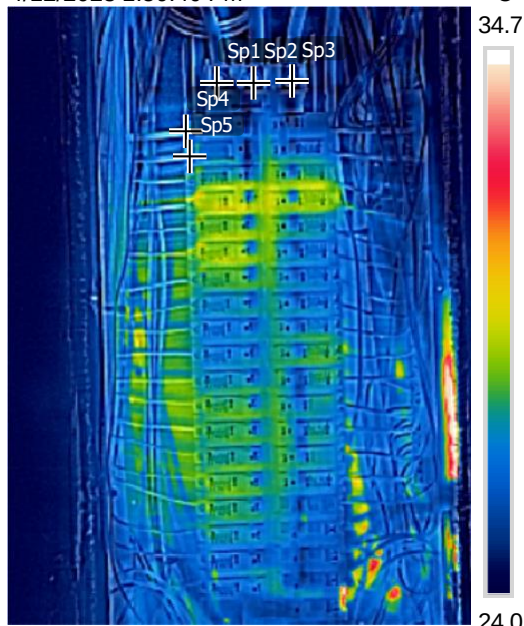
Geolocation

Compass	356° N
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Note

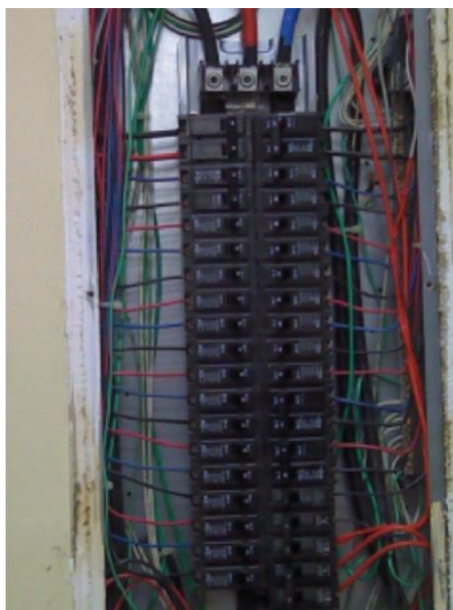
Building 747 Ponce de Leon. 2nd floor.
Cafeteria. Distribution panel.
Possible deficiency; warrants
investigation.

4/12/2023 1:50:40 PM



IR_17096.jpg FLIR T460 (i... 62109266

4/12/2023 1:50:40 PM



IR_17096.jpg FLIR T460 (incl. Wi 62109266

Measurements

Sp1	28.5 °C
Sp2	28.4 °C
Sp3	28.3 °C

Parameters

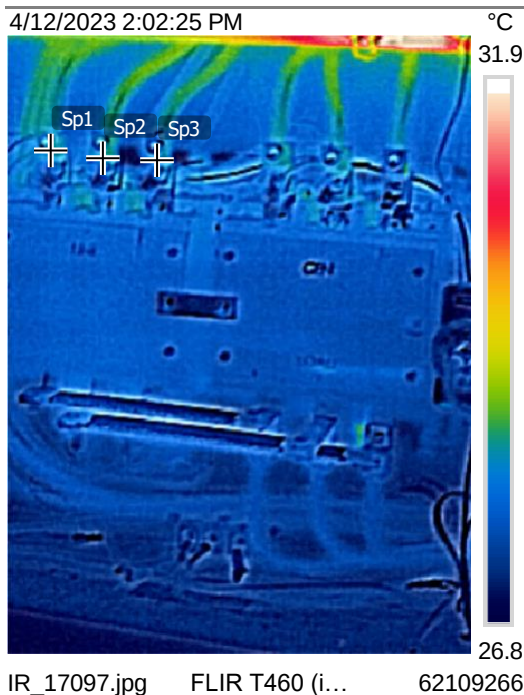
Emissivity	0.95
Refl. temp.	6 °C
Distance	3 ft
Atmospheric temp.	24 °C
Ext. optics temp.	20 °C
Ext. optics trans.	1
Relative humidity	54 %

Geolocation

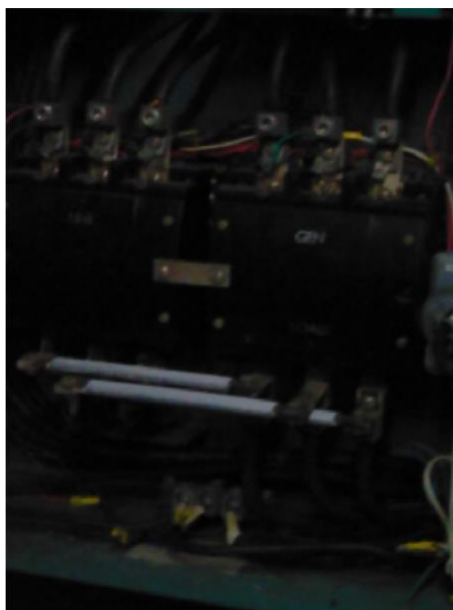
Compass	86° E
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Note

Building 747 Ponce de Leon. 2nd floor.
Generator room. ATS.
Signs of
corrosion and
spliced cables
were
observed.
Possible deficiency; warrants
investigation.



4/12/2023 2:02:25 PM



IR_17097.jpg FLIR T460 (incl. Wi 62109266

Measurements

Sp1	27.4 °C
Sp2	27.3 °C
Sp3	27.4 °C

Parameters

Emissivity	0.95
Refl. temp.	6 °C
Distance	3 ft
Atmospheric temp.	24 °C
Ext. optics temp.	20 °C
Ext. optics trans.	1
Relative humidity	54 %

Geolocation

Compass	263° W
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Note

Building 747 Ponce de Leon. 2nd floor.
Generator room. Emergency panel.
Signs of severe corrosion, wires with no
color codes, and spliced cables were
observed.
Possible deficiency; warrants
investigation.

4/12/2023 2:11:12 PM

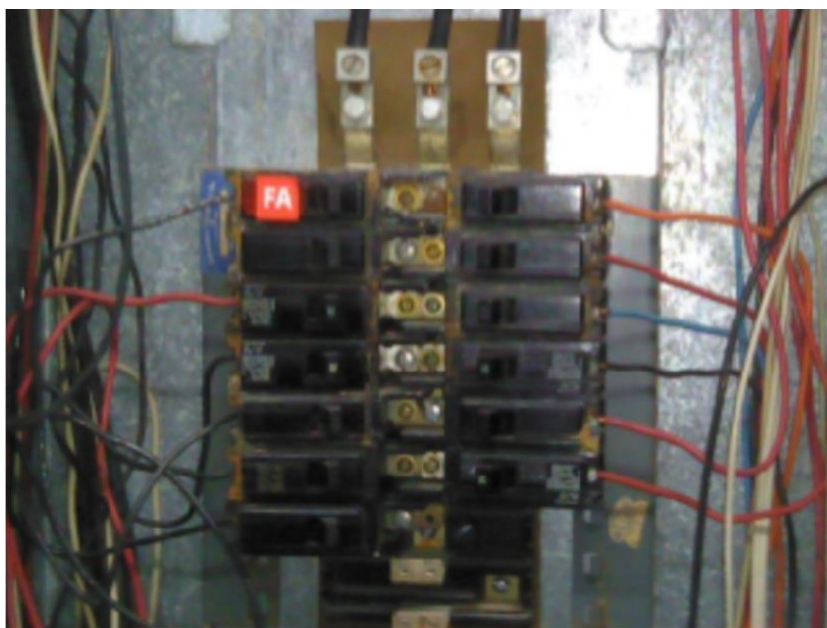


IR_17098.jpg

FLIR T460 (incl. Wi

62109266

4/12/2023 2:11:12 PM



IR_17098.jpg

FLIR T460 (incl. Wi

62109266

Measurements

Sp1	27.7 °C
Sp2	28.1 °C
Sp3	29.5 °C
Sp4	29.9 °C

Parameters

Emissivity	0.95
Refl. temp.	6 °C
Distance	3 ft
Atmospheric temp.	24 °C
Ext. optics temp.	20 °C
Ext. optics trans.	1
Relative humidity	54 %

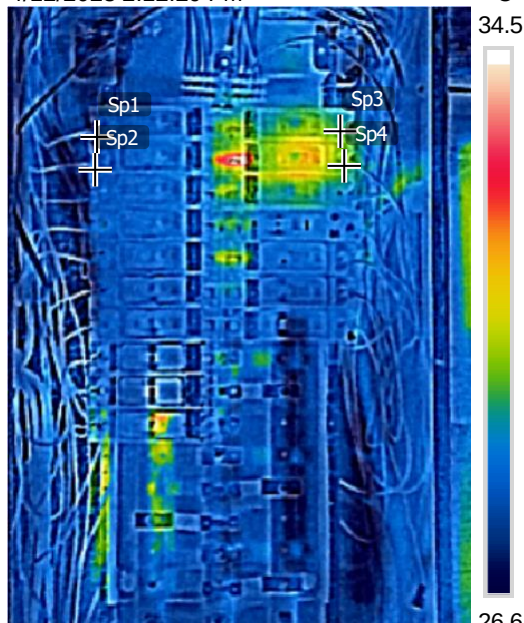
Geolocation

Compass	267° W
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Note

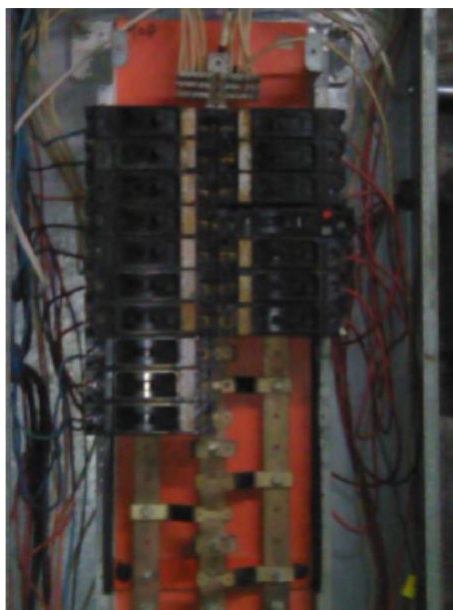
Building 747 Ponce de Leon. 2nd floor.
Generator room. Panel emergency
lighting.
Wires are not color
coded.
Spliced cables and
signs of corrosion
were observed.
Possible deficiency; warrants
investigation.

4/12/2023 2:12:29 PM



IR_17099.jpg FLIR T460 (i... 62109266

4/12/2023 2:12:29 PM



IR_17099.jpg FLIR T460 62109266
(incl. Wi

Measurements

Sp1	28.6 °C
Sp2	28.1 °C
Sp3	27.9 °C
Sp4	28.2 °C
Sp5	28.1 °C
Sp6	28.5 °C

Parameters

Emissivity	0.95
Refl. temp.	6 °C
Distance	3 ft
Atmospheric temp.	24 °C
Ext. optics temp.	20 °C
Ext. optics trans.	1
Relative humidity	54 %

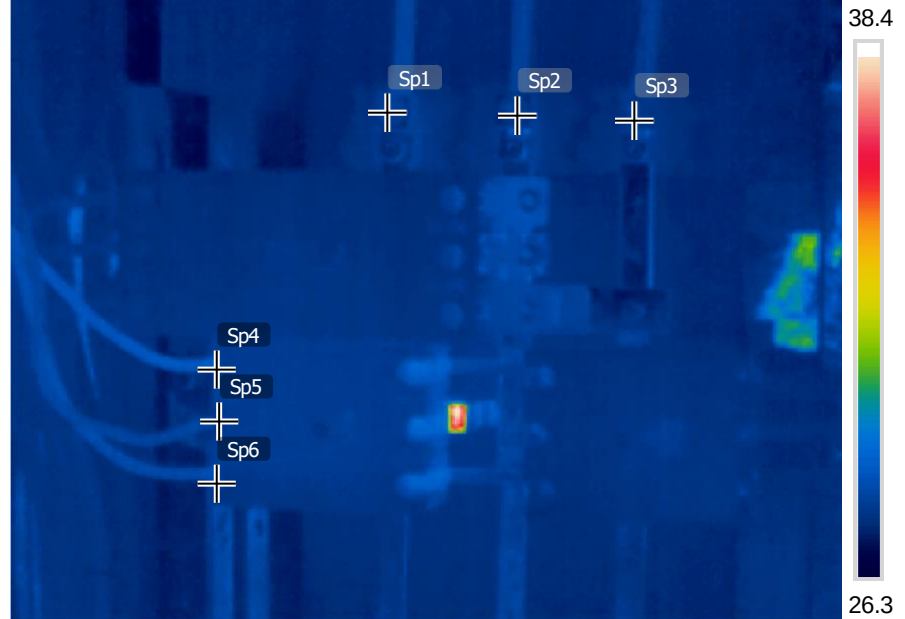
Geolocation

Compass	144° SE
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Note

Building 747 Ponce de Leon. 2nd floor.
Generator room. Main emergency
panel.
Wires are not color coded.
Signs of some corrosion were
observed.
Possible deficiency; warrants
investigation.

4/12/2023 2:27:22 PM

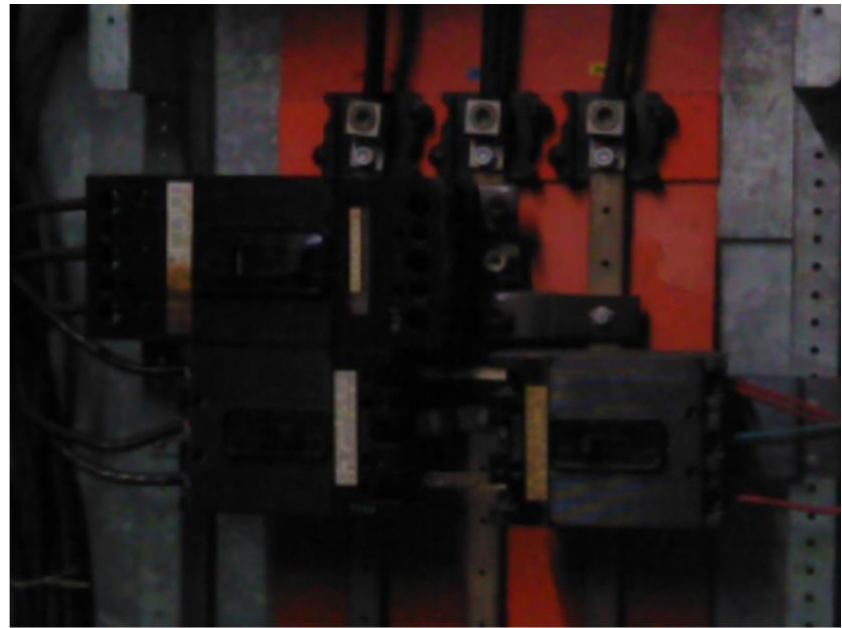


IR_17100.jpg

FLIR T460 (incl. Wi

62109266

4/12/2023 2:27:22 PM



IR_17100.jpg

FLIR T460 (incl. Wi

62109266

Measurements

Sp1	26.9 °C
Sp2	26.8 °C
Sp3	29.2 °C
Sp4	30.8 °C

Parameters

Emissivity	0.95
Refl. temp.	6 °C
Distance	3 ft
Atmospheric temp.	26 °C
Ext. optics temp.	20 °C
Ext. optics trans.	1
Relative humidity	54 %

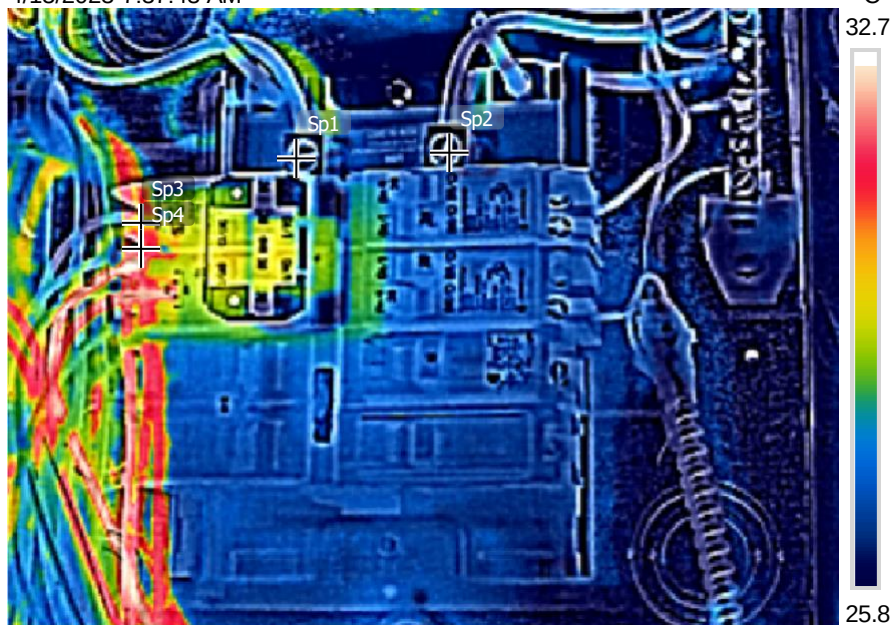
Geolocation

Compass	260° W
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Note

Building 747 Ponce de Leon. 2nd floor.
Mechanical room. Receptables panel
2D.
Possible deficiency; warrants
investigation.

4/13/2023 7:37:43 AM

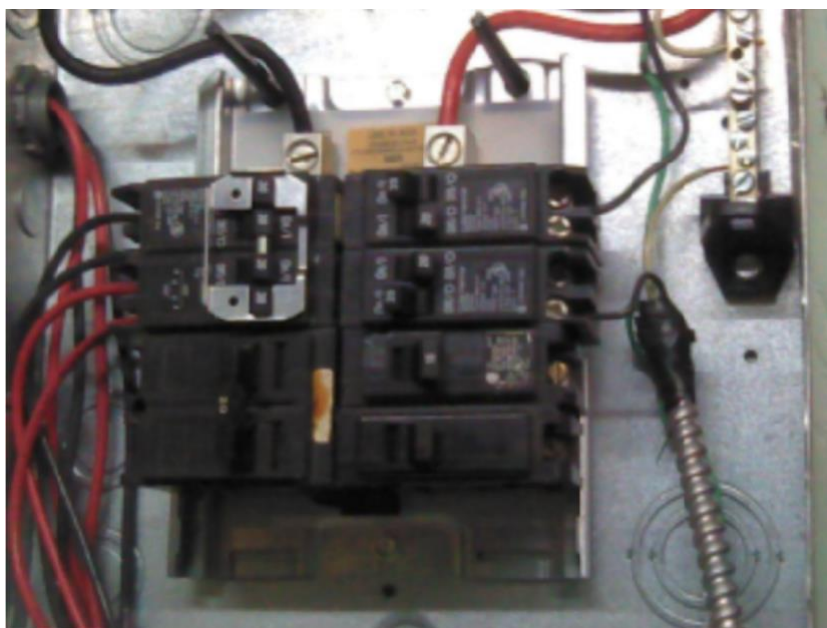


IR_17101.jpg

FLIR T460 (incl. Wi

62109266

4/13/2023 7:37:43 AM



IR_17101.jpg

FLIR T460 (incl. Wi

62109266

Measurements

Sp1	26.8 °C
Sp2	27.1 °C
Sp3	27.8 °C
Sp4	27.9 °C

Parameters

Emissivity	0.95
Refl. temp.	6 °C
Distance	2 ft
Atmospheric temp.	27 °C
Ext. optics temp.	20 °C
Ext. optics trans.	1
Relative humidity	54 %

Geolocation

Compass	266° W
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Note

Building 747 Ponce de Leon. 2nd floor.
Mechanical room. Receptacles panel
2B.

Wires are not color coded.
Spliced cables were observed.
Visible short circuit on the box.
Some components on the panel look
burned.
Possible deficiency; warrants
investigation.

4/13/2023 7:47:27 AM

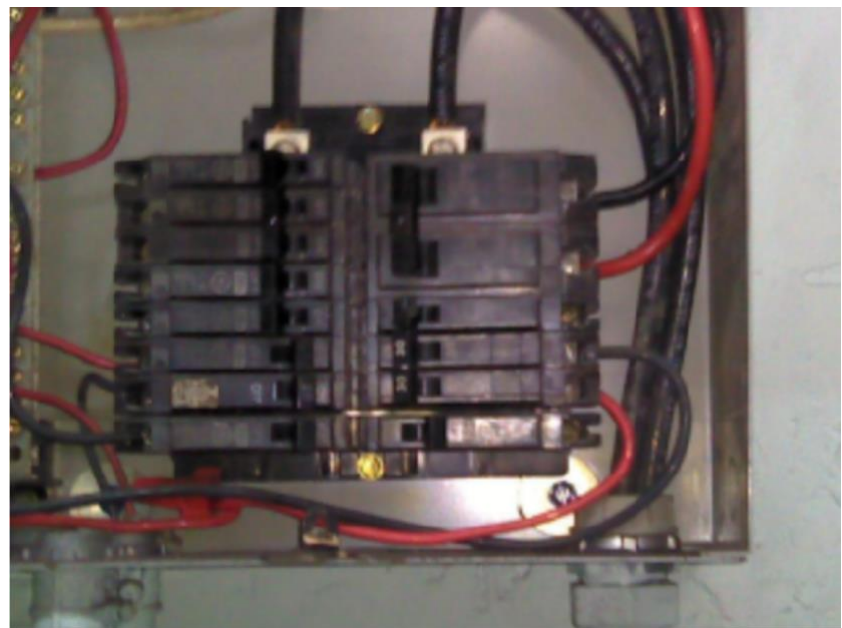


IR_17102.jpg

FLIR T460 (incl. Wi

62109266

4/13/2023 7:47:27 AM



IR_17102.jpg

FLIR T460 (incl. Wi

62109266

Measurements

Sp1	28.5 °C
Sp2	28.6 °C
Sp3	28.6 °C
Sp4	28.6 °C
Sp5	28.4 °C

Parameters

Emissivity	0.95
Refl. temp.	6 °C
Distance	2 ft
Atmospheric temp.	27 °C
Ext. optics temp.	20 °C
Ext. optics trans.	1
Relative humidity	54 %

Geolocation

Compass	270° W
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Note

Building 747 Ponce de Leon. 2nd floor.
Mechanical room. Receptables panel
2C.

Spliced cables were observed.
Wires are not color coded.
Circuits connected from the main
lugs.

Loose screws were found.

Breaker 6B is visibly
damaged.

Possible deficiency; warrants
investigation.

4/13/2023 7:51:56 AM

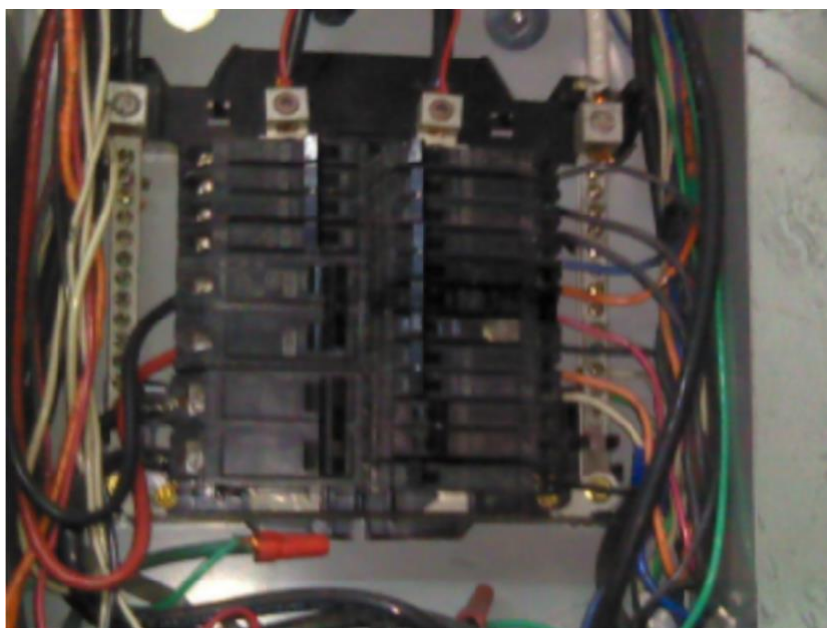


IR_17103.jpg

FLIR T460 (incl. Wi

62109266

4/13/2023 7:51:56 AM



IR_17103.jpg

FLIR T460 (incl. Wi

62109266

Measurements

Sp1	28.5 °C
Sp2	28.8 °C
Sp3	28.7 °C
Sp4	28.8 °C
Sp5	29.5 °C
Sp6	30.3 °C

Parameters

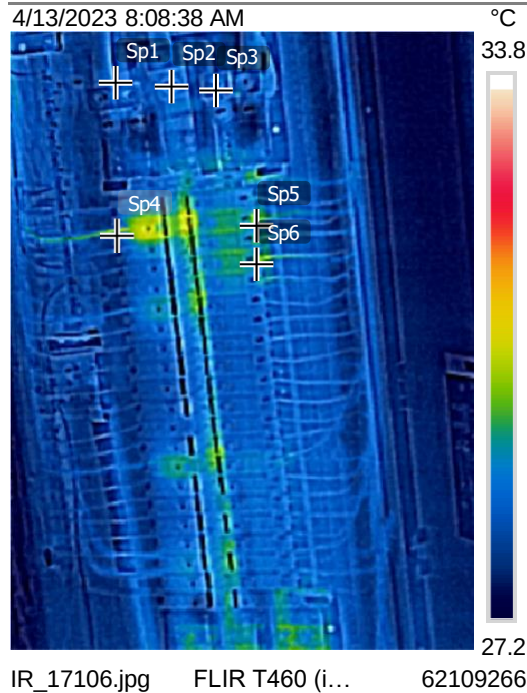
Emissivity	0.95
Refl. temp.	6 °C
Distance	4 ft
Atmospheric temp.	27 °C
Ext. optics temp.	20 °C
Ext. optics trans.	1
Relative humidity	54 %

Geolocation

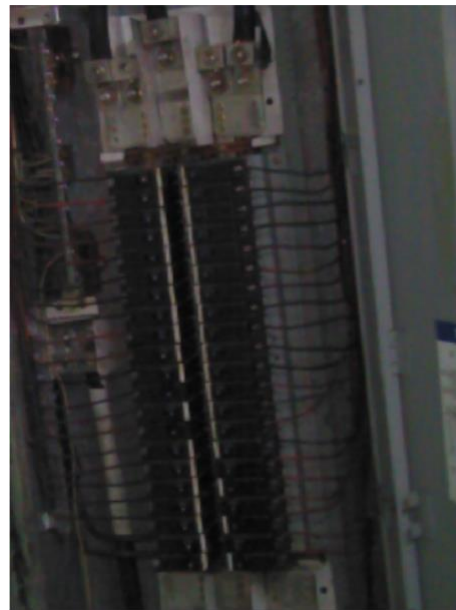
Compass	355° N
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Note

Building 747 Ponce de Leon. 2nd floor.
Mechanical room. Panel receptacles 2A.
Water was leaking close to the top left
corner of the panel.
Visible water damage in
the electrical panel.
Incorrect use of wiring color codes.
Possible deficiency; warrants
investigation.



4/13/2023 8:08:38 AM



IR_17106.jpg FLIR T460 (incl. Wi 62109266

Measurements

Sp1	31.2 °C
Sp2	28.9 °C
Sp3	30.5 °C
Sp4	31.4 °C
Sp5	31.8 °C
Sp6	31.6 °C

Parameters

Emissivity	0.95
Refl. temp.	6 °C
Distance	4 ft
Atmospheric temp.	27 °C
Ext. optics temp.	20 °C
Ext. optics trans.	1
Relative humidity	54 %

Geolocation

Compass	279° W
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Note

Building 747 Ponce de Leon. 2nd floor.
Mechanical room. AC mechanical room
breaker.

Wires are not color coded.
Possible deficiency; warrants
investigation.

4/13/2023 8:15:40 AM



IR_17107.jpg

FLIR T460 (incl. Wi

62109266

4/13/2023 8:15:40 AM



IR_17107.jpg

FLIR T460 (incl. Wi

62109266

Measurements

Sp1	31.0 °C
Sp2	30.4 °C
Sp3	30.9 °C
Sp4	30.9 °C
Sp5	30.7 °C
Sp6	30.3 °C

Parameters

Emissivity	0.95
Refl. temp.	6 °C
Distance	3 ft
Atmospheric temp.	27 °C
Ext. optics temp.	20 °C
Ext. optics trans.	1
Relative humidity	54 %

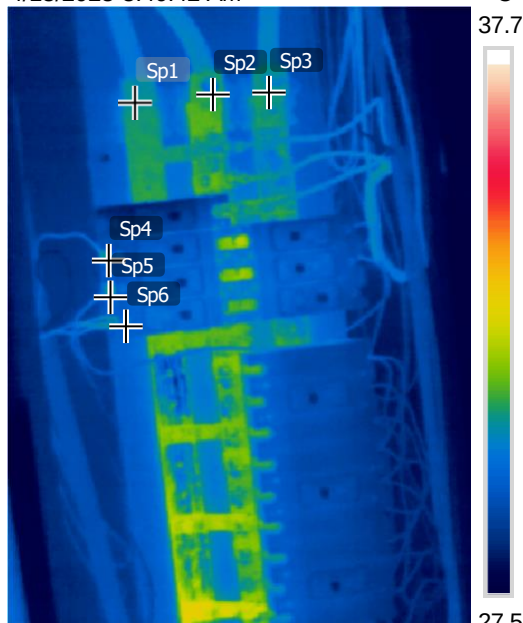
Geolocation

Compass	12° N
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Note

Building 747 Ponce de Leon. 2nd floor.
Mechanical room. Lighting AC panel
277/480. Top.
The electrical panel
shows signs of water
damage.
Wires are not color
coded.
Spliced cables
and signs of
severe
corrosion were
observed.
The electrical panel is in critical condition.
Possible deficiency; warrants
investigation.

4/13/2023 8:46:42 AM



IR_17109.jpg FLIR T460 (i... 62109266

4/13/2023 8:46:42 AM



IR_17109.jpg FLIR T460 (incl. Wi 62109266

Measurements

Sp1	37.8 °C
Sp2	32.4 °C
Sp3	31.7 °C
Sp4	29.8 °C
Sp5	29.3 °C
Sp6	29.5 °C

Parameters

Emissivity	0.95
Refl. temp.	6 °C
Distance	3 ft
Atmospheric temp.	27 °C
Ext. optics temp.	20 °C
Ext. optics trans.	1
Relative humidity	54 %

Geolocation

Compass	0° N
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Note

Building 747 Ponce de Leon. 2nd floor.
Mechanical room. Lighting AC panel
277/480. Bottom.

The panel shows signs
of water damage.

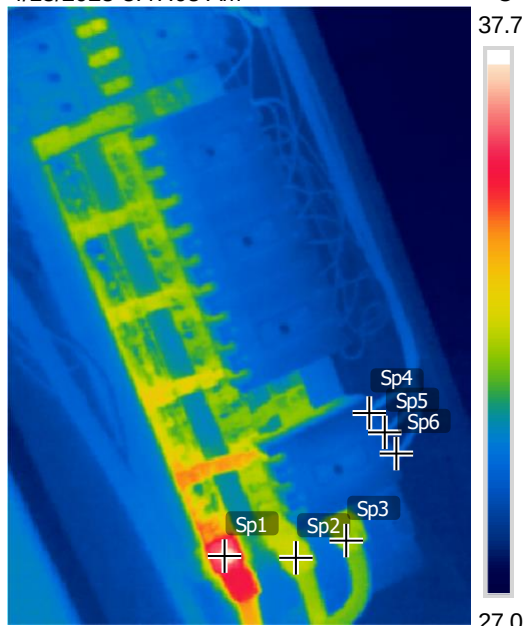
Wires are not color
coded.

Spliced cables
and signs of
severe

corrosion were
observed.

The electrical panel is in critical condition.
Indicates probable deficiency; repair as
time permits.

4/13/2023 8:47:03 AM



IR_17110.jpg FLIR T460 (i... 62109266

4/13/2023 8:47:03 AM



IR_17110.jpg FLIR T460 62109266
(incl. Wi

Measurements

Sp1	23.0 °C
Sp2	24.3 °C
Sp3	23.0 °C

Parameters

Emissivity	0.95
Refl. temp.	6 °C
Distance	2 ft
Atmospheric temp.	21 °C
Ext. optics temp.	20 °C
Ext. optics trans.	1
Relative humidity	54 %

Geolocation

Compass	351° N
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Note

Building 747 Ponce de Leon. 3rd floor.
Mechanical room. Receptacles panel 3A
120/208. Bottom.

Water damage and signs
of severe corrosion were
observed.

Wires are not color
coded.

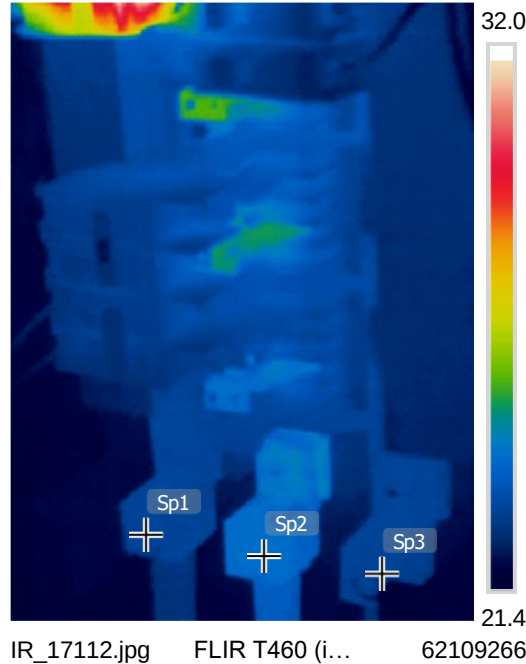
Breakers and busbar are in critical
condition.

The condition of the
electrical panel is critical.

The panel is in a confined
space. Working distance
violation as per the NEC.

Indicates probable deficiency; repair as
time permits.

4/13/2023 9:31:46 AM



4/13/2023 9:31:46 AM



IR_17112.jpg FLIR T460 (incl. Wi 62109266

Measurements

Sp1	32.1 °C
Sp2	22.6 °C
Sp3	22.8 °C

Parameters

Emissivity	0.95
Refl. temp.	6 °C
Distance	3 ft
Atmospheric temp.	21 °C
Ext. optics temp.	20 °C
Ext. optics trans.	1
Relative humidity	54 %

Geolocation

Compass	344° N
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Note

Building 747 Ponce de Leon. 3rd floor.
Mechanical room. Receptacles panel 3A
120/208. Top.

Water damage and signs
of severe corrosion were
observed.

Wires are not color
coded.

Breakers and busbar are
in critical condition.

The condition of the
electrical panel is critical.

The panel is in a
confined space. Working
distance violation as per
the NEC.

Breakers 21 and 23 are hot.

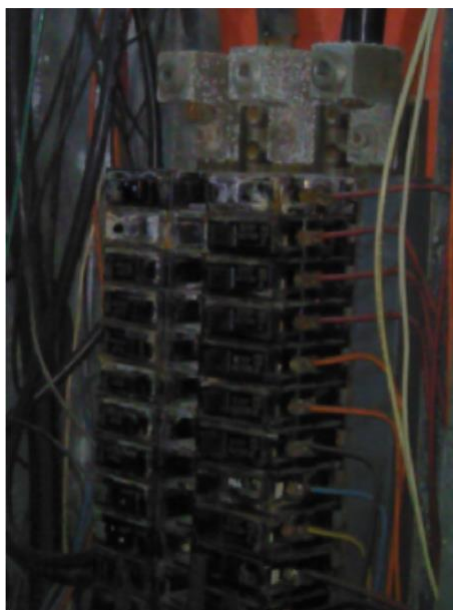
Indicates probable deficiency; repair as
time permits.

4/13/2023 9:32:32 AM



IR_17113.jpg FLIR T460 (i... 62109266

4/13/2023 9:32:32 AM



IR_17113.jpg FLIR T460 62109266
(incl. Wi

Measurements

Sp1	24.3 °C
Sp2	23.6 °C
Sp3	22.9 °C
Sp4	60.0 °C

Parameters

Emissivity	0.95
Refl. temp.	6 °C
Distance	3 ft
Atmospheric temp.	19.8 °C
Ext. optics temp.	20 °C
Ext. optics trans.	1
Relative humidity	54 %

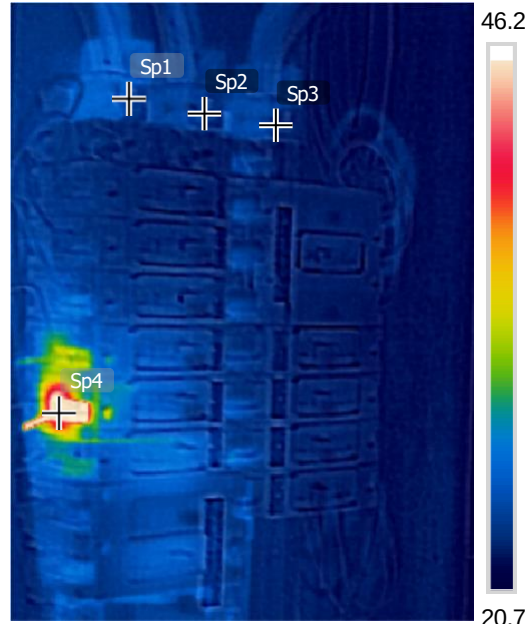
Geolocation

Compass	317° NW
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Note

Building 747 Ponce de Leon. 4th floor.
Mechanical room. Lighting panel. Top.
Breaker 11 is too hot (refer to NETA
criteria on page 3).
Signs of corrosion were observed.
Wires are not color
coded.
The panel is in a critical condition.
Major discrepancy; repair immediately.

4/13/2023 10:09:32 AM



IR_17114.jpg FLIR T460 (i... 62109266

4/13/2023 10:09:32 AM



IR_17114.jpg FLIR T460 (incl. Wi 62109266

Measurements

Sp1	22.9 °C
Sp2	23.7 °C
Sp3	24.0 °C

Parameters

Emissivity	0.95
Refl. temp.	6 °C
Distance	3 ft
Atmospheric temp.	21 °C
Ext. optics temp.	20 °C
Ext. optics trans.	1
Relative humidity	54 %

Geolocation

Compass	337° NW
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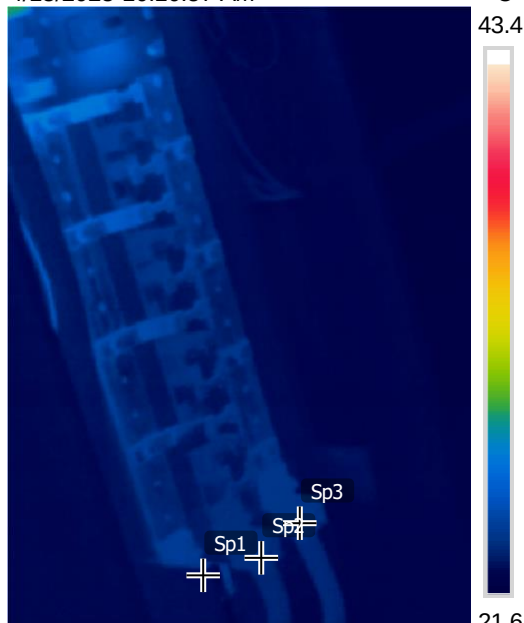
Note

Building 747 Ponce de Leon. 4th floor.
Mechanical room. Lighting panel.
Bottom.

Breaker 11 is too hot
(refer to NETA
criteria on page 3).
Signs of corrosion
were observed.
Wires are not color
coded.

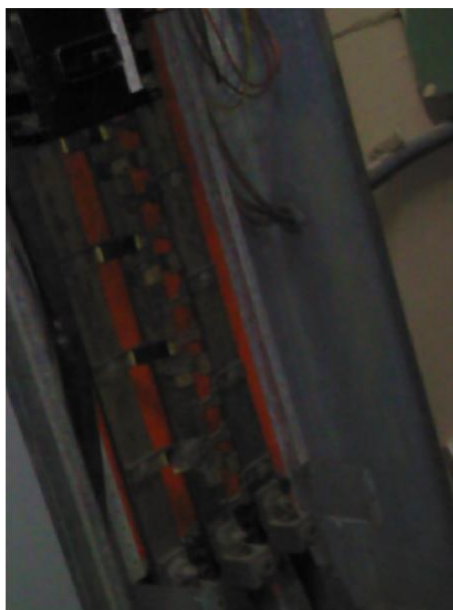
The panel is in a
critical condition.
Major discrepancy;
repair immediately.

4/13/2023 10:10:57 AM



IR_17115.jpg FLIR T460 (i... 62109266

4/13/2023 10:10:57 AM



IR_17115.jpg FLIR T460 62109266
(incl. Wi

Measurements

Sp1	23.2 °C
Sp2	23.1 °C
Sp3	23.2 °C

Parameters

Emissivity	0.95
Refl. temp.	6 °C
Distance	3 ft
Atmospheric temp.	21 °C
Ext. optics temp.	20 °C
Ext. optics trans.	1
Relative humidity	54 %

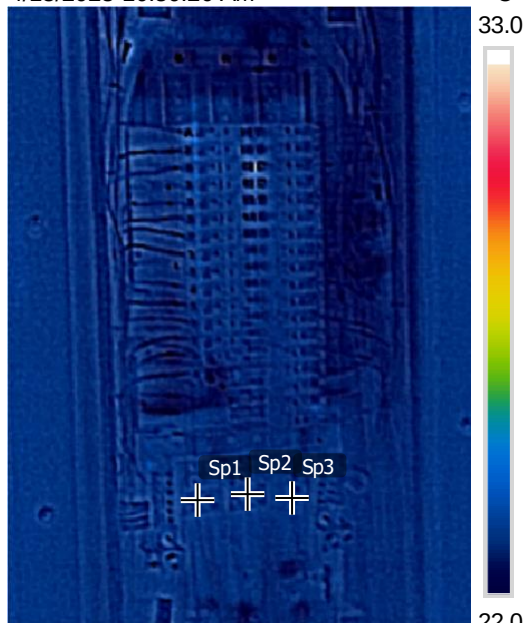
Geolocation

Compass	352° N
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Note

Building 747 Ponce de Leon. 4th floor.
A/C equipment room. Panel B
Wires are not color coded.
Water damage, high humidity, spliced cables, and signs of corrosion were observed.
Possible deficiency; warrants investigation.

4/13/2023 10:30:26 AM



IR_17116.jpg FLIR T460 (i... 62109266

4/13/2023 10:30:26 AM



IR_17116.jpg FLIR T460 62109266
(incl. Wi

Measurements

Sp1	23.1 °C
Sp2	23.1 °C
Sp3	23.3 °C

Parameters

Emissivity	0.95
Refl. temp.	6 °C
Distance	3 ft
Atmospheric temp.	21 °C
Ext. optics temp.	20 °C
Ext. optics trans.	1
Relative humidity	54 %

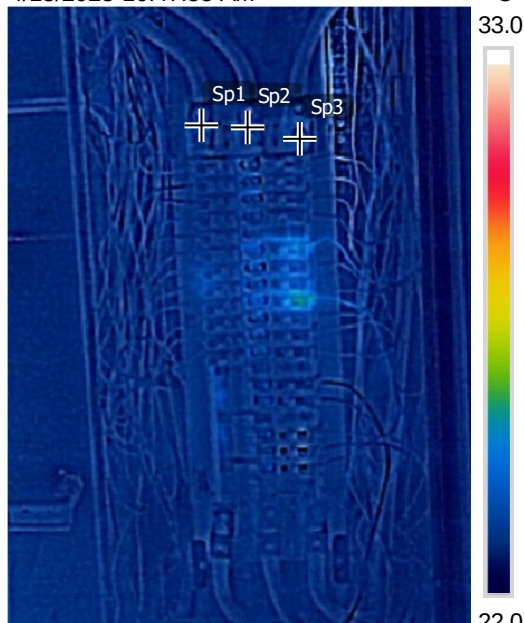
Geolocation

Compass	327° NW
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Note

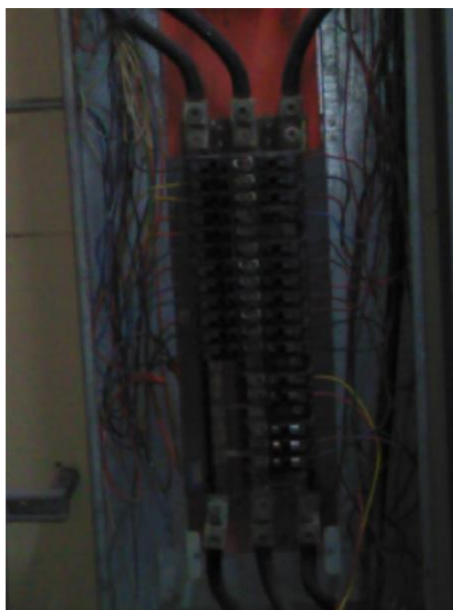
Building 747 Ponce de Leon. 4th floor.
A/C equipment room. Panel A.
Wires are not color coded.
Spliced cables, signs of severe corrosion, and water damage were observed.
Possible deficiency; warrants investigation.

4/13/2023 10:47:55 AM



IR_17117.jpg FLIR T460 (i... 62109266

4/13/2023 10:47:55 AM



IR_17117.jpg FLIR T460 (incl. Wi 62109266

Measurements

Sp1	23.3 °C
Sp2	23.4 °C
Sp3	23.3 °C

Parameters

Emissivity	0.95
Refl. temp.	6 °C
Distance	3 ft
Atmospheric temp.	21 °C
Ext. optics temp.	20 °C
Ext. optics trans.	1
Relative humidity	54 %

Geolocation

Compass	214° SW
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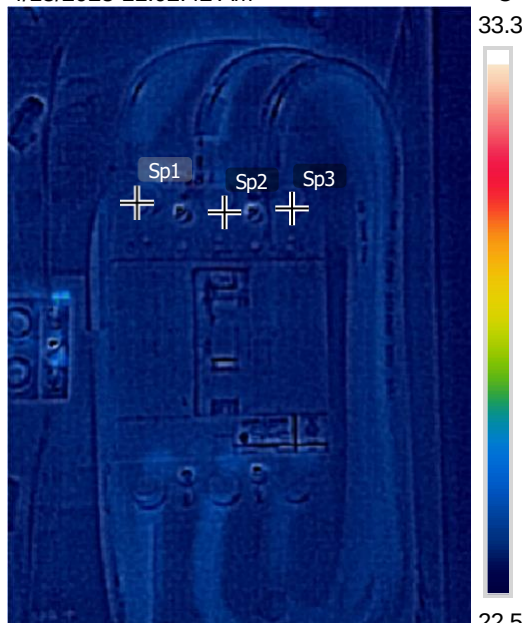
Note

Building 747 Ponce de Leon. 4th floor.
A/C equipment room. Transformer main
breaker.

Possible deficiency; warrants

investigation.

4/13/2023 11:02:42 AM



IR_17118.jpg FLIR T460 (i... 62109266

4/13/2023 11:02:42 AM



IR_17118.jpg FLIR T460 (incl. Wi 62109266

Measurements

Sp1	24.7 °C
Sp2	25.1 °C
Sp3	24.0 °C
Sp4	24.6 °C
Sp5	24.6 °C
Sp6	26.3 °C
Sp7	25.0 °C

Parameters

Emissivity	0.95
Refl. temp.	6 °C
Distance	3 ft
Atmospheric temp.	21 °C
Ext. optics temp.	20 °C
Ext. optics trans.	1
Relative humidity	54 %

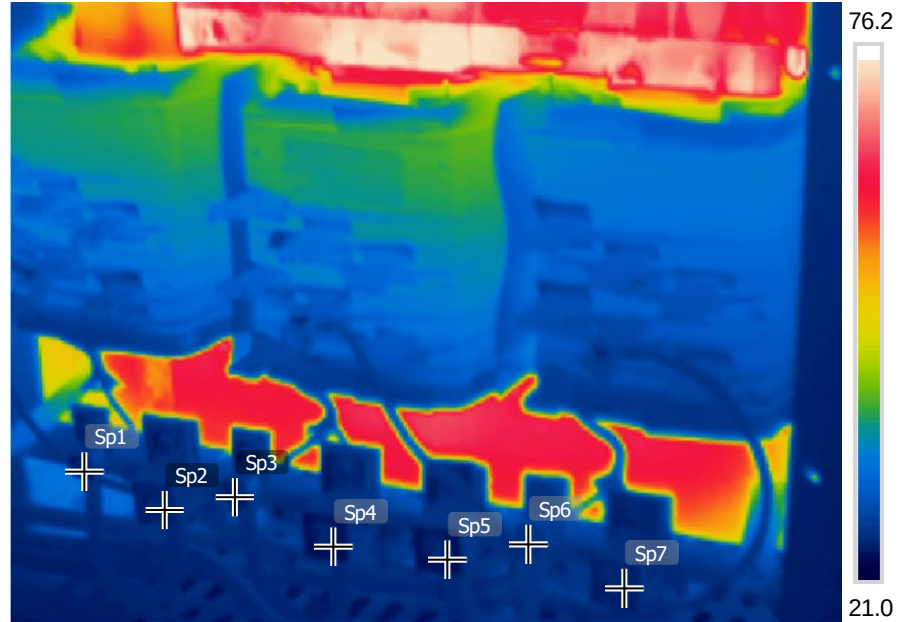
Geolocation

Compass	279° W
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Note

Building 747 Ponce de Leon. 4th floor.
A/C equipment room. Transformer
480 to 120/208.
Possible deficiency; warrants
investigation.

4/13/2023 11:18:17 AM



IR_17120.jpg

FLIR T460 (incl. Wi

62109266

4/13/2023 11:18:17 AM



IR_17120.jpg

FLIR T460 (incl. Wi

62109266

Measurements

Sp1	23.2 °C
Sp2	23.1 °C

Parameters

Emissivity	0.95
Refl. temp.	6 °C
Distance	3 ft
Atmospheric temp.	21 °C
Ext. optics temp.	20 °C
Ext. optics trans.	1
Relative humidity	54 %

Geolocation

Compass	275° W
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Note

Building 747 Ponce de Leon. 4th floor.
Dental clinic office. Distribution panel.
Possible deficiency; warrants
investigation.

4/13/2023 12:34:01 PM

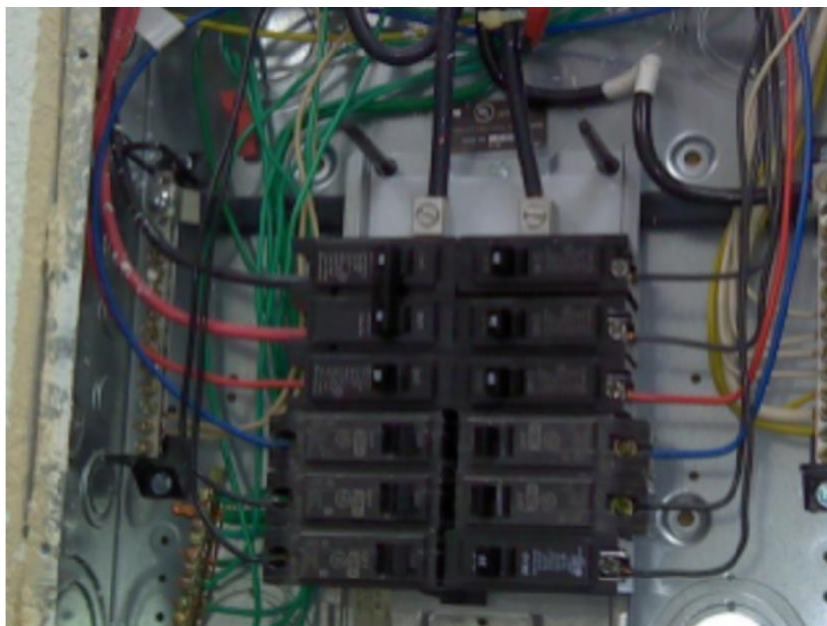


IR_17121.jpg

FLIR T460 (incl. Wi

62109266

4/13/2023 12:34:01 PM



IR_17121.jpg

FLIR T460 (incl. Wi

62109266

Measurements

Sp1	27.4 °C
Sp2	29.0 °C
Sp3	27.9 °C
Sp4	44.2 °C
Sp5	42.7 °C

Parameters

Emissivity	0.95
Refl. temp.	6 °C
Distance	3 ft
Atmospheric temp.	21 °C
Ext. optics temp.	20 °C
Ext. optics trans.	1
Relative humidity	54 %

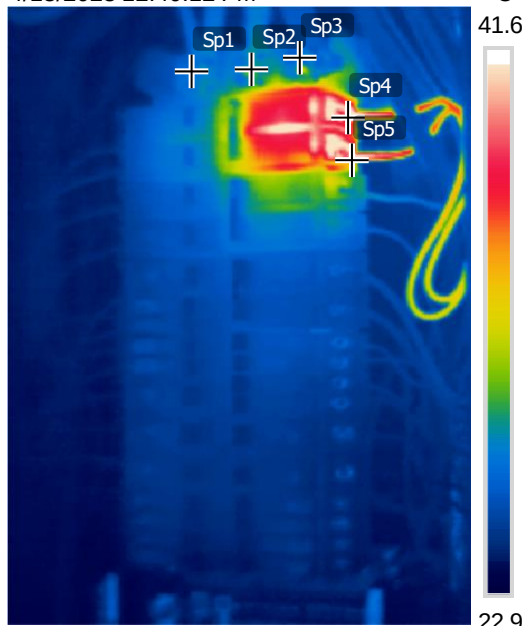
Geolocation

Compass	91° E
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Note

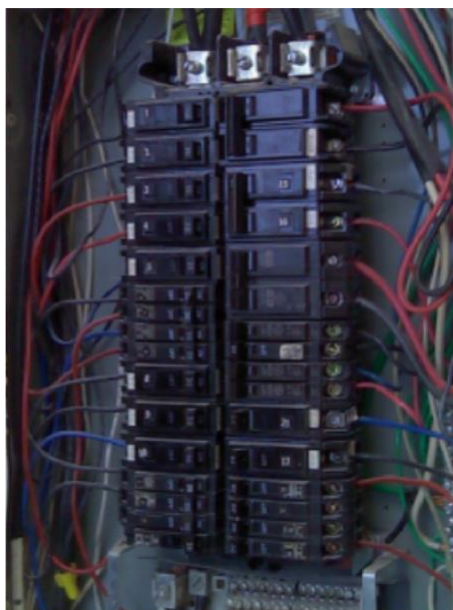
Building 747 Ponce de Leon. 4th floor.
Dental clinic office. Panel D.
Double pole breakers 2-4 are reading
Only 20A each while the size of the
breakers is 30A. Monitor until
corrective measures can be
accomplished.

4/13/2023 12:40:12 PM



IR_17122.jpg FLIR T460 (i... 62109266

4/13/2023 12:40:12 PM



IR_17122.jpg FLIR T460 62109266
(incl. Wi

Measurements

Sp1	24.2 °C
Sp2	24.3 °C
Sp3	24.1 °C
Sp4	25.7 °C
Sp5	24.3 °C

Parameters

Emissivity	0.95
Refl. temp.	6 °C
Distance	3 ft
Atmospheric temp.	24 °C
Ext. optics temp.	20 °C
Ext. optics trans.	1
Relative humidity	54 %

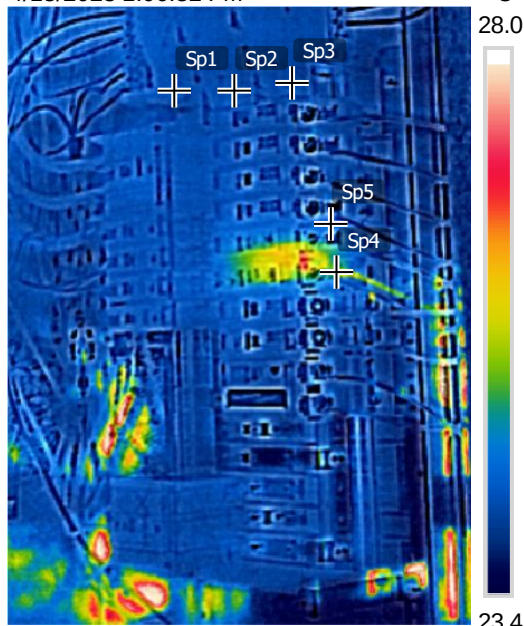
Geolocation

Compass	50° NE
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Note

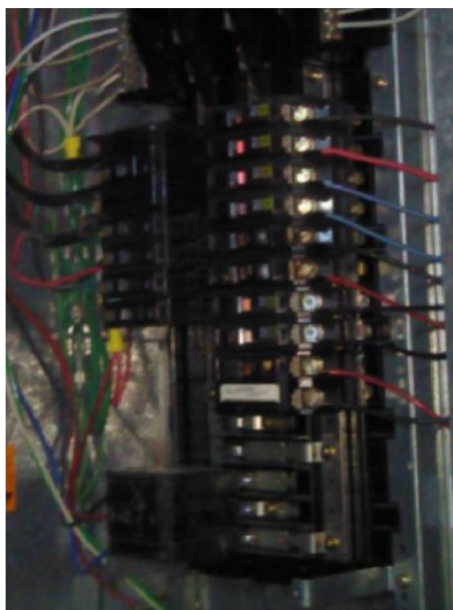
Building 747 Ponce de Leon. 7th floor.
Electrical room. Panel A.
Spliced cables were observed.
Possible deficiency; warrants
investigation.

4/13/2023 1:06:32 PM



IR_17123.jpg FLIR T460 (i... 62109266

4/13/2023 1:06:32 PM



IR_17123.jpg FLIR T460 (incl. Wi 62109266

Measurements

Sp1	24.4 °C
Sp2	24.8 °C
Sp3	24.4 °C
Sp4	23.8 °C
Sp5	23.6 °C
Sp6	23.8 °C

Parameters

Emissivity	0.95
Refl. temp.	6 °C
Distance	3 ft
Atmospheric temp.	24 °C
Ext. optics temp.	20 °C
Ext. optics trans.	1
Relative humidity	54 %

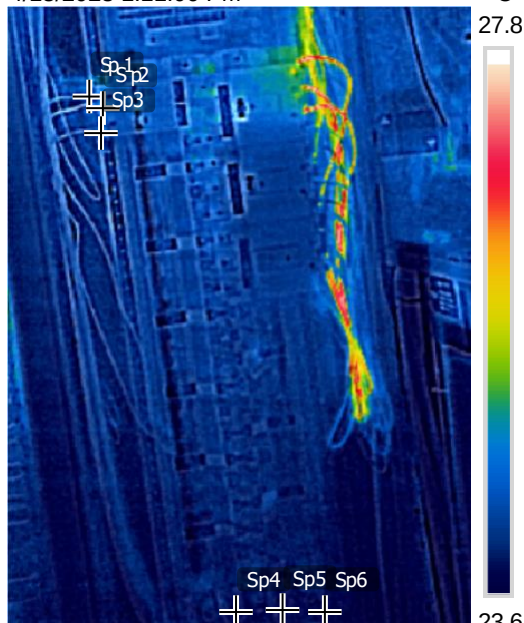
Geolocation

Compass	5° N
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Note

Building 747 Ponce de Leon. 7th floor.
Electrical room. Lighting panel.
Double tapping.
Possible deficiency; warrants
investigation.

4/13/2023 1:11:00 PM



IR_17124.jpg

FLIR T460 (i...

62109266

4/13/2023 1:11:00 PM



IR_17124.jpg

FLIR T460
(incl. Wi

62109266

Measurements

Sp1	23.7 °C
Sp2	23.6 °C
Sp3	23.5 °C

Parameters

Emissivity	0.95
Refl. temp.	6 °C
Distance	3 ft
Atmospheric temp.	24 °C
Ext. optics temp.	20 °C
Ext. optics trans.	1
Relative humidity	54 %

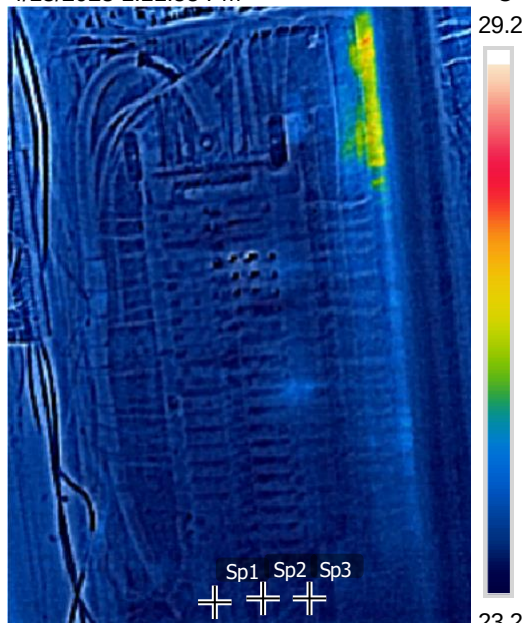
Geolocation

Compass	353° N
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Note

Building 747 Ponce de Leon. 7th floor.
Electrical room. Panel B.
Spliced cables
were
observed.
Possible deficiency; warrants
investigation.

4/13/2023 1:11:55 PM

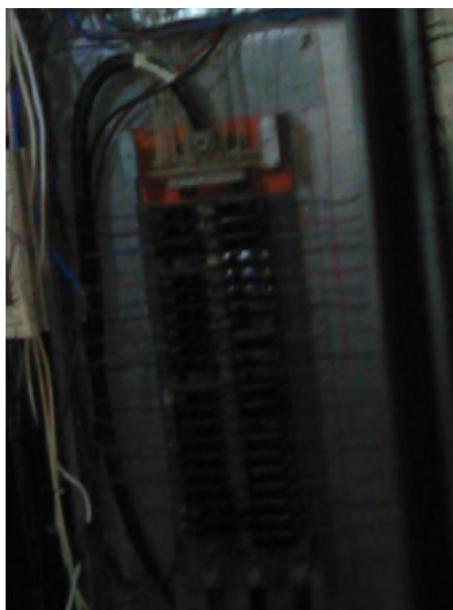


IR_17125.jpg

FLIR T460 (i...

62109266

4/13/2023 1:11:55 PM



IR_17125.jpg

FLIR T460
(incl. Wi

62109266

Measurements

Sp1	23.0 °C
Sp2	22.9 °C
Sp3	23.3 °C

Parameters

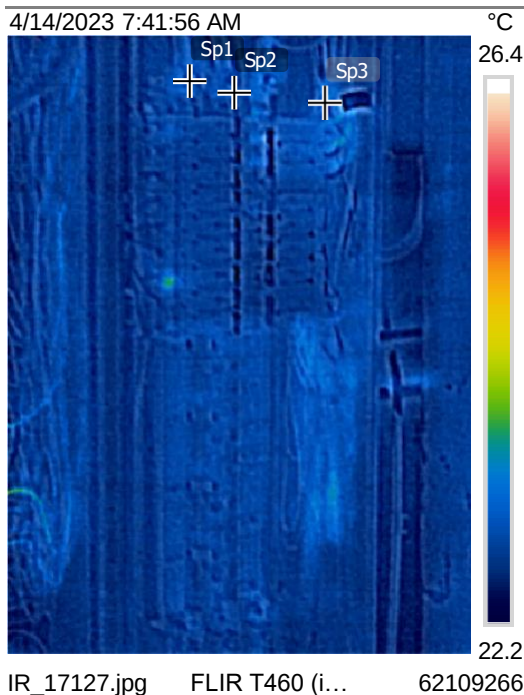
Emissivity	0.95
Refl. temp.	6 °C
Distance	5 ft
Atmospheric temp.	22 °C
Ext. optics temp.	20 °C
Ext. optics trans.	1
Relative humidity	54 %

Geolocation

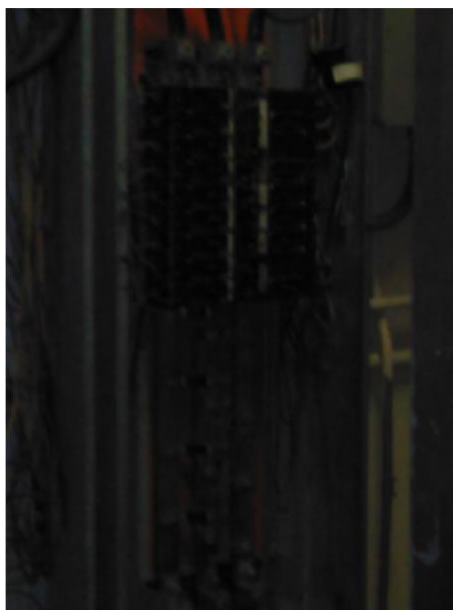
Compass	355° N
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Note

Building 747 Ponce de Leon. 5th floor.
Electrical room. Lighting panel.
Wires are not color coded.
Mold and severe corrosion were found inside the panel.
The panel is in a bad condition.
Possible deficiency; warrants investigation.



4/14/2023 7:41:56 AM



IR_17127.jpg FLIR T460 62109266
(incl. Wi

Measurements

Sp1	22.6 °C
Sp2	22.7 °C
Sp3	22.6 °C
Sp4	25.3 °C
Sp5	23.8 °C
Sp6	23.2 °C

Parameters

Emissivity	0.95
Refl. temp.	6 °C
Distance	5 ft
Atmospheric temp.	22 °C
Ext. optics temp.	20 °C
Ext. optics trans.	1
Relative humidity	54 %

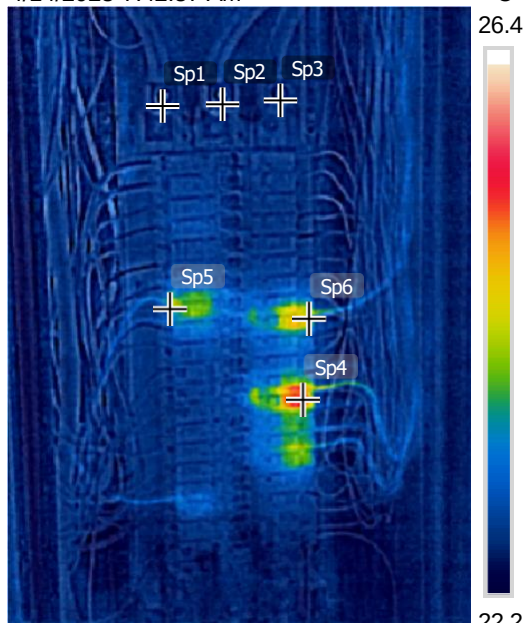
Geolocation

Compass	318° NW
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Note

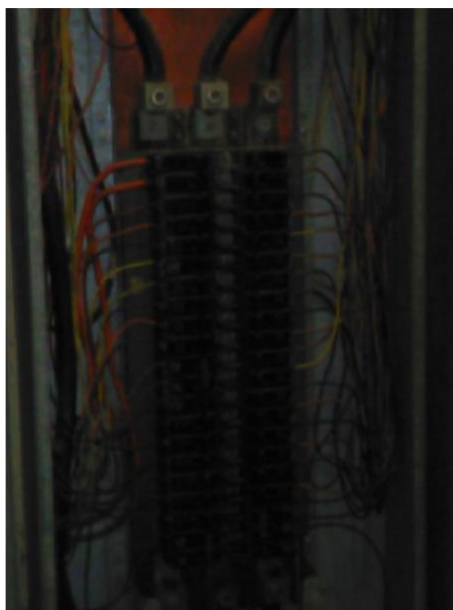
Building 747 Ponce de Leon. 5th floor.
Electrical room. Panel B.
Wires are not color coded. Too dirty.
Mold and severe corrosion
were found inside the
panel.
Cutter cables are
uninsulated.
The breaker 20 reads 17 A and the size
is 20 A.
Possible deficiency; warrants
investigation.

4/14/2023 7:42:37 AM



IR_17128.jpg FLIR T460 (i... 62109266

4/14/2023 7:42:37 AM



IR_17128.jpg FLIR T460 62109266
(incl. Wi

Measurements

Sp1	22.8 °C
Sp2	23.6 °C
Sp3	23.0 °C
Sp4	23.7 °C
Sp5	23.8 °C

Parameters

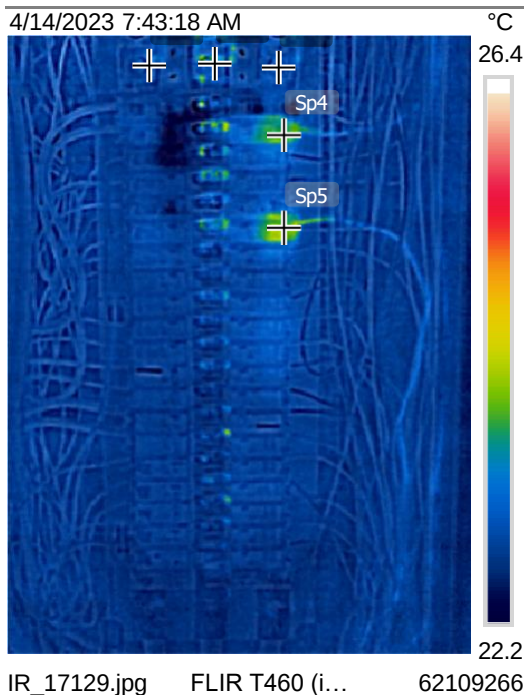
Emissivity	0.95
Refl. temp.	6 °C
Distance	4 ft
Atmospheric temp.	22 °C
Ext. optics temp.	20 °C
Ext. optics trans.	1
Relative humidity	54 %

Geolocation

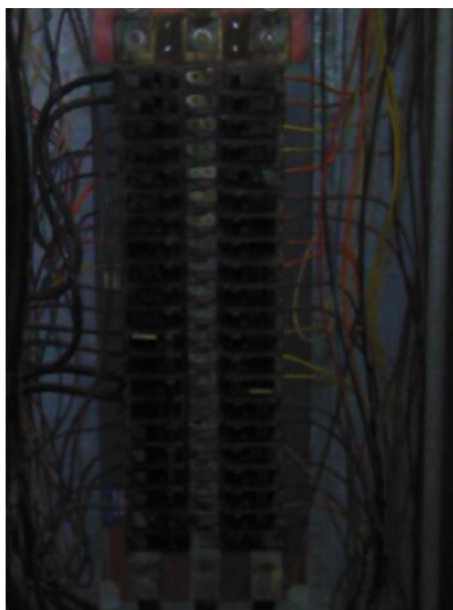
Compass	311° NW
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Note

Building 747 Ponce de Leon. 5th floor.
Electrical room. Panel A.
Spliced cables
and signs of
corrosion were
observed.
Incorrect wire color
codes were found.
Wire on the breaker is
exposed.
Possible deficiency; warrants
investigation.



4/14/2023 7:43:18 AM



IR_17129.jpg FLIR T460 62109266
(incl. Wi

Measurements

Sp1	23.1 °C
Sp2	23.0 °C
Sp3	23.0 °C

Parameters

Emissivity	0.95
Refl. temp.	6 °C
Distance	4 ft
Atmospheric temp.	22 °C
Ext. optics temp.	20 °C
Ext. optics trans.	1
Relative humidity	54 %

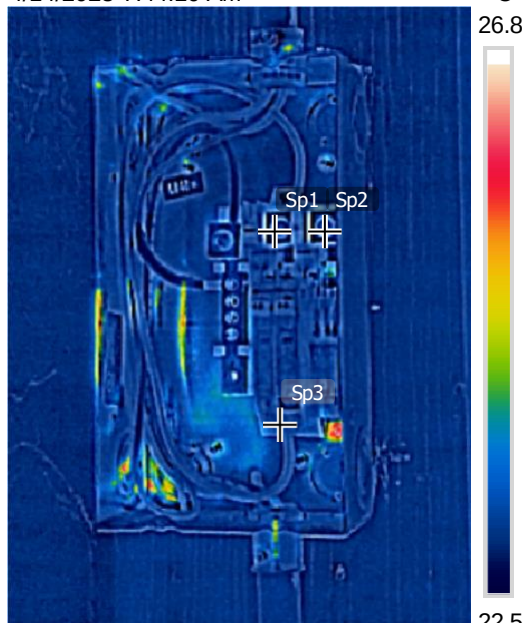
Geolocation

Compass	307° NW
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Note

Building 747 Ponce de Leon. 5th floor.
Electrical room. Panel circuit 39.
Possible deficiency; warrants
investigation.

4/14/2023 7:44:10 AM



IR_17130.jpg FLIR T460 (i... 62109266

4/14/2023 7:44:10 AM



IR_17130.jpg FLIR T460 (incl. Wi 62109266

Measurements

Sp1	22.9 °C
Sp2	22.9 °C
Sp3	22.7 °C

Parameters

Emissivity	0.95
Refl. temp.	6 °C
Distance	4 ft
Atmospheric temp.	22 °C
Ext. optics temp.	20 °C
Ext. optics trans.	1
Relative humidity	54 %

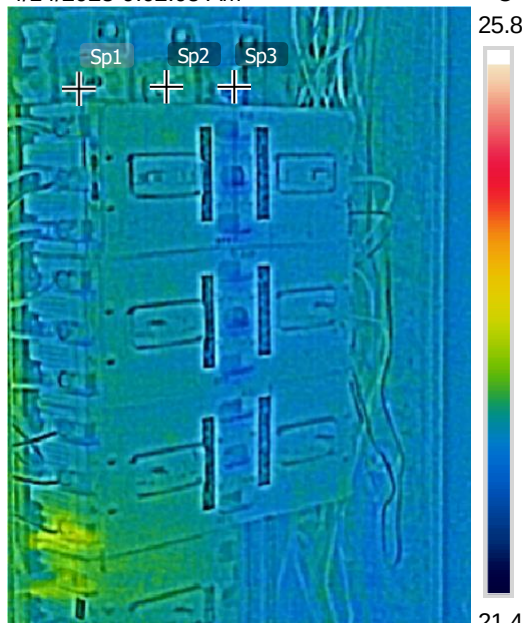
Geolocation

Compass	80° E
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Note

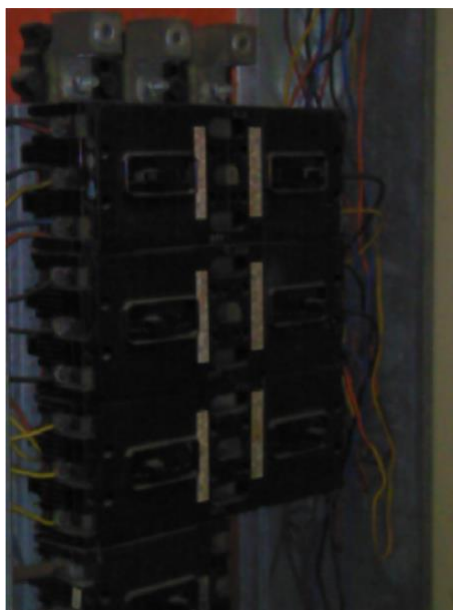
Building 747 Ponce de Leon. 6th floor.
Electrical room. HVAC panel. Top.
Double tapping.
Wires are not color
coded.
Mold and signs of corrosion
inside the panel were found.
Possible deficiency; warrants
investigation.

4/14/2023 9:02:05 AM



IR_17131.jpg FLIR T460 (i... 62109266

4/14/2023 9:02:05 AM



IR_17131.jpg FLIR T460 (incl. Wi 62109266

Measurements

Sp1	23.0 °C
Sp2	22.8 °C
Sp3	22.8 °C

Parameters

Emissivity	0.95
Refl. temp.	6 °C
Distance	4 ft
Atmospheric temp.	22 °C
Ext. optics temp.	20 °C
Ext. optics trans.	1
Relative humidity	54 %

Geolocation

Compass	132° SE
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Note

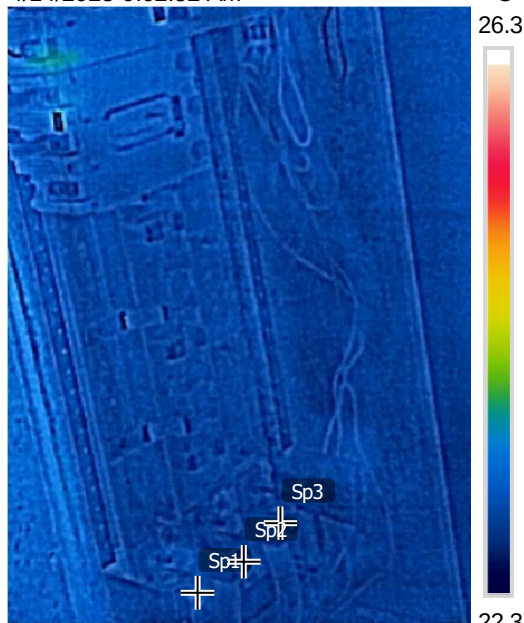
Building 747 Ponce de Leon. 6th floor.
Electrical room. HVAC panel. Bottom.
Double tapping.

Wires are not color coded.

Mold and signs of corrosion inside
the panel were found.

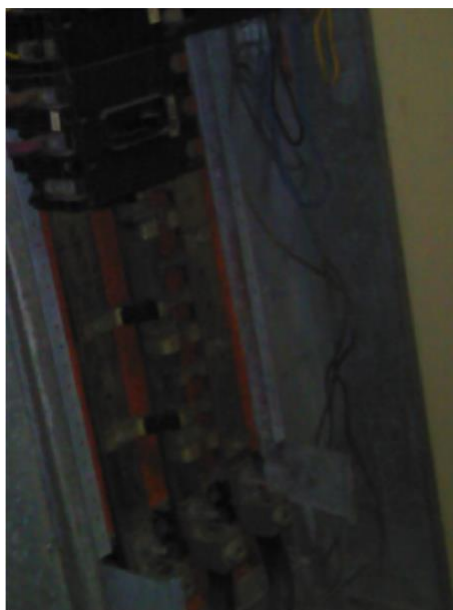
Possible deficiency; warrants
investigation.

4/14/2023 9:02:52 AM



IR_17132.jpg FLIR T460 (i... 62109266

4/14/2023 9:02:52 AM



IR_17132.jpg FLIR T460 (incl. Wi 62109266

Measurements

Sp1	23.2 °C
Sp2	23.2 °C
Sp3	23.3 °C

Parameters

Emissivity	0.95
Refl. temp.	6 °C
Distance	4 ft
Atmospheric temp.	22 °C
Ext. optics temp.	20 °C
Ext. optics trans.	1
Relative humidity	54 %

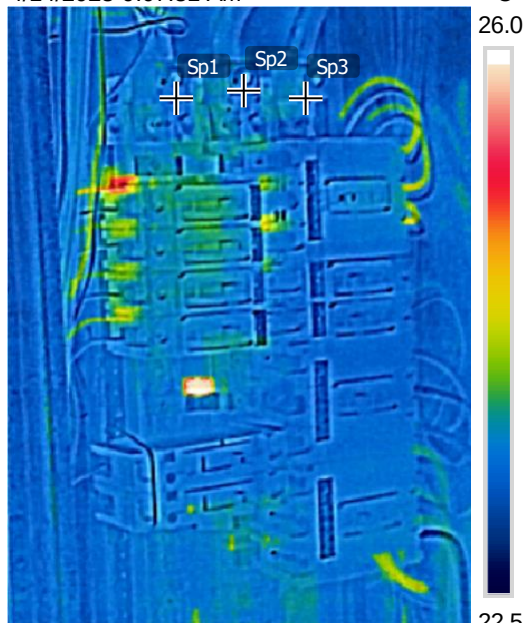
Geolocation

Compass	341° N
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Note

Building 747 Ponce de Leon. 6th floor.
Electrical room. Lighting panel. Top.
Severe corrosion was observed.
Incorrect wire color
codes.
Possible deficiency; warrants
investigation.

4/14/2023 9:07:31 AM



IR_17133.jpg FLIR T460 (i... 62109266

4/14/2023 9:07:31 AM



IR_17133.jpg FLIR T460 (incl. Wi 62109266

Measurements

Sp1	23.7 °C
Sp2	23.6 °C
Sp3	23.5 °C
Sp4	23.6 °C
Sp5	23.5 °C

Parameters

Emissivity	0.95
Refl. temp.	6 °C
Distance	4 ft
Atmospheric temp.	22 °C
Ext. optics temp.	20 °C
Ext. optics trans.	1
Relative humidity	54 %

Geolocation

Compass	270° W
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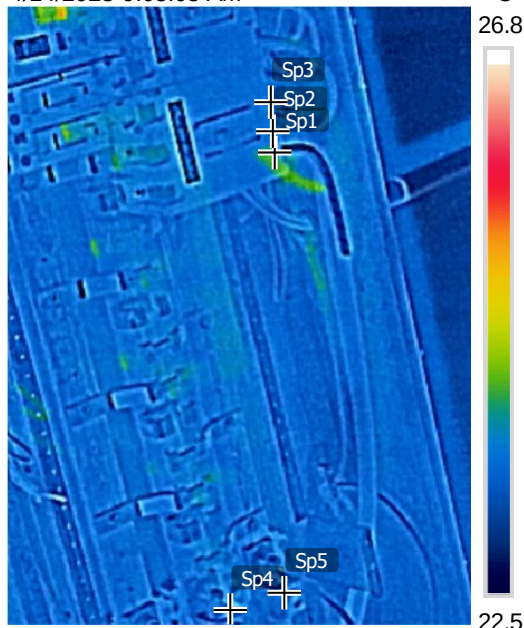
Note

Building 747 Ponce de Leon. 6th floor.
Electrical room. Lighting panel. Bottom.
Severe corrosion was observed.

Incorrect wire color codes.

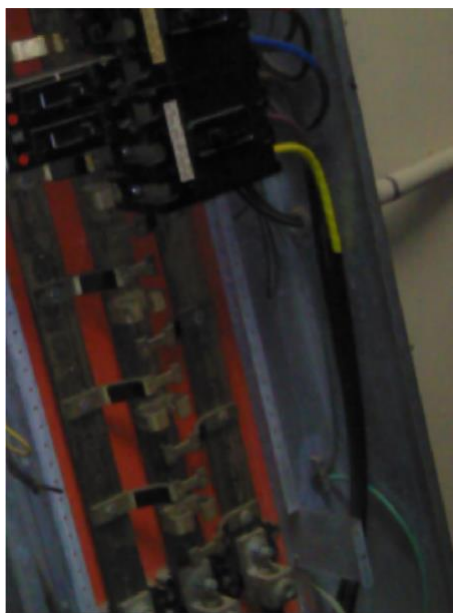
Possible deficiency; warrants
investigation.

4/14/2023 9:08:05 AM



IR_17134.jpg FLIR T460 (i... 62109266

4/14/2023 9:08:05 AM



(incl. Wi

Measurements

Sp1	23.4 °C
Sp2	23.6 °C
Sp3	23.6 °C
Sp4	27.9 °C
Sp5	27.3 °C

Parameters

Emissivity	0.95
Refl. temp.	6 °C
Distance	4 ft
Atmospheric temp.	22 °C
Ext. optics temp.	20 °C
Ext. optics trans.	1
Relative humidity	54 %

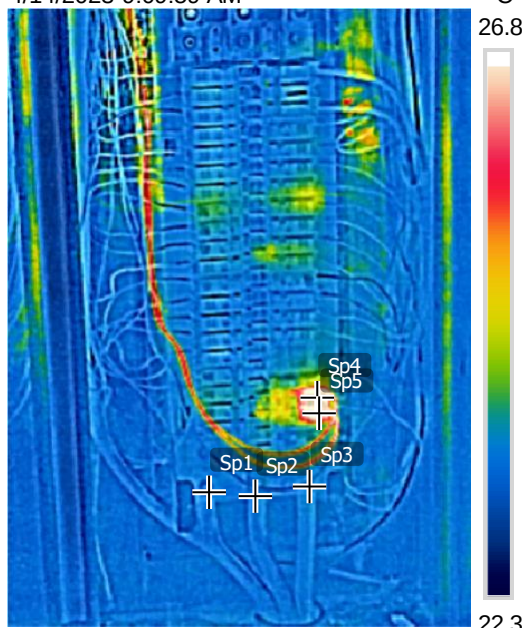
Geolocation

Compass	326° NW
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Note

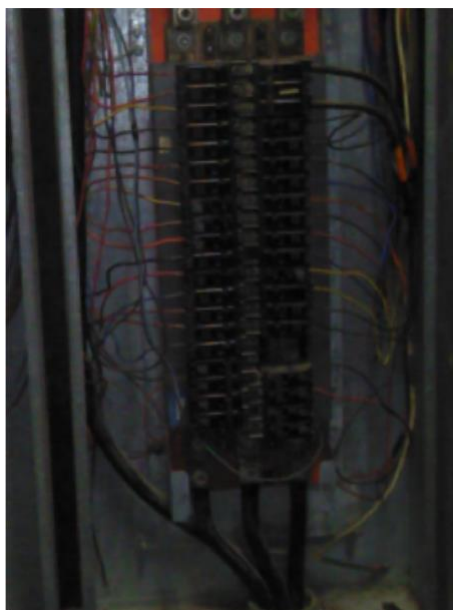
Building 747 Ponce de Leon. 6th floor.
Electrical room. Panel B.
Incorrect wire color codes.
Exposed wire on the breaker.
Mold and severe corrosion were found inside the panel.
Breaker 40-42 double pole reads 13.5A each while the size is 20 A.
Possible deficiency; warrants investigation.

4/14/2023 9:09:59 AM



IR_17135.jpg FLIR T460 (i... 62109266

4/14/2023 9:09:59 AM



(incl. Wi

Measurements

Sp1	23.5 °C
Sp2	23.5 °C
Sp3	23.5 °C

Parameters

Emissivity	0.95
Refl. temp.	6 °C
Distance	4 ft
Atmospheric temp.	22 °C
Ext. optics temp.	20 °C
Ext. optics trans.	1
Relative humidity	54 %

Geolocation

Compass	330° NW
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Note

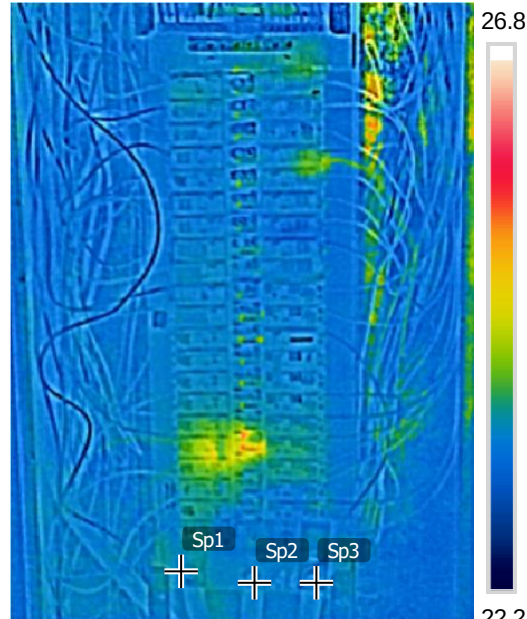
Building 747 Ponce de Leon. 6th floor. Electrical room. Panel A.
Incorrect wire color codes.

Exposed wire on the breaker.

Severe corrosion was found inside the panel.

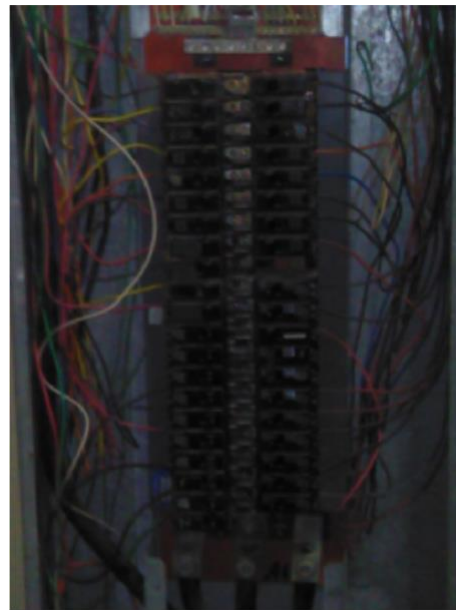
Possible deficiency; warrants investigation.

4/14/2023 9:11:05 AM



IR_17136.jpg FLIR T460 (i... 62109266

4/14/2023 9:11:05 AM



IR_17136.jpg FLIR T460 (incl. Wi 62109266

Measurements

Sp1	21.5 °C
Sp2	21.3 °C
Sp3	21.3 °C

Parameters

Emissivity	0.95
Refl. temp.	6 °C
Distance	4 ft
Atmospheric temp.	22 °C
Ext. optics temp.	20 °C
Ext. optics trans.	1
Relative humidity	54 %

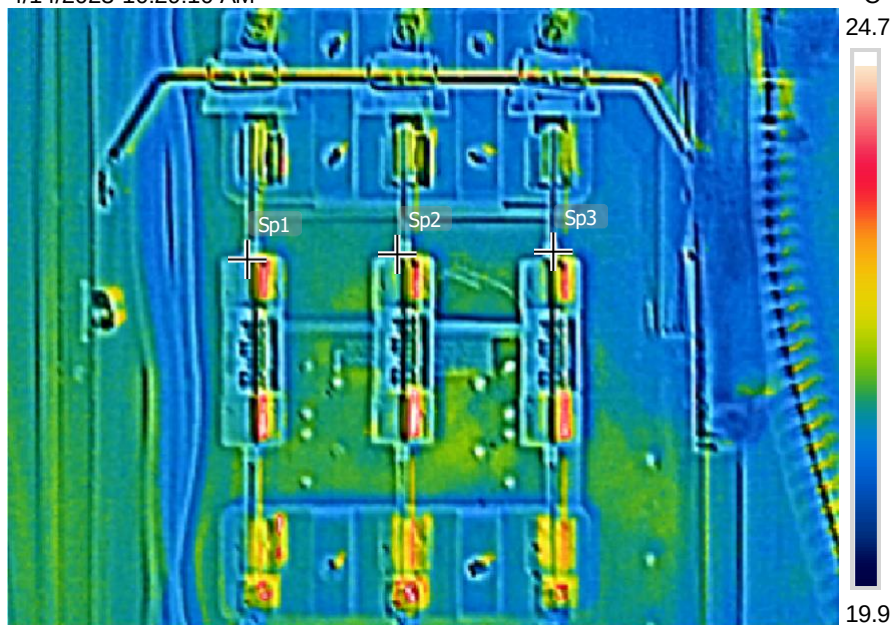
Geolocation

Compass	282° W
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Note

Building 747 Ponce de Leon. 8th floor.
Disconnect left switchin elevator
room. Possible deficiency; warrants
investigation.

4/14/2023 10:29:10 AM



IR_17138.jpg

FLIR T460 (incl. Wi

62109266

4/14/2023 10:29:10 AM



IR_17138.jpg

FLIR T460 (incl. Wi

62109266

Measurements

Sp1	21.1 °C
Sp2	20.8 °C
Sp3	20.8 °C

Parameters

Emissivity	0.95
Refl. temp.	6 °C
Distance	4 ft
Atmospheric temp.	22 °C
Ext. optics temp.	20 °C
Ext. optics trans.	1
Relative humidity	54 %

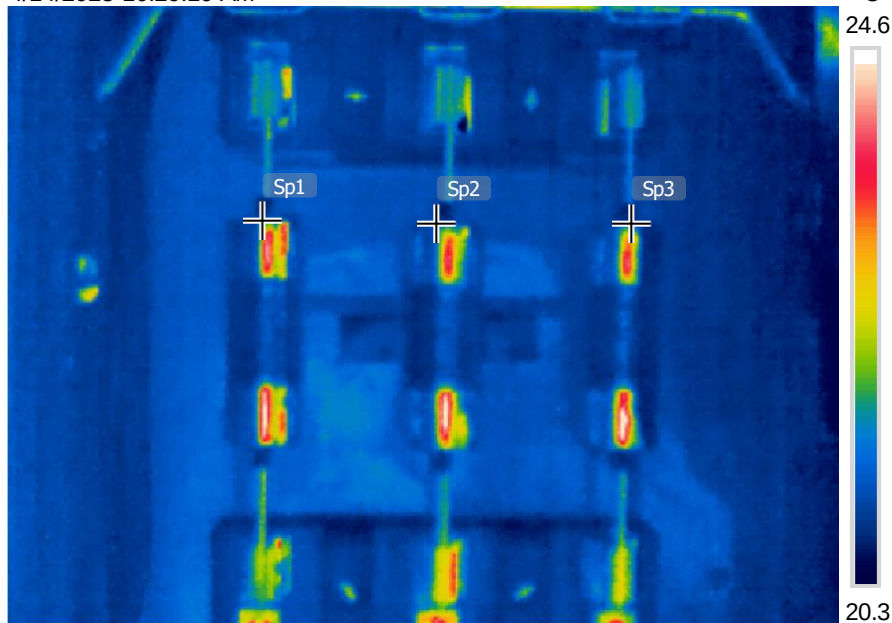
Geolocation

Compass	289° W
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Note

Building 747 Ponce de Leon. 8th floor.
Disconnect right switch in elevator
room. Possible deficiency; warrants
investigation.

4/14/2023 10:29:19 AM

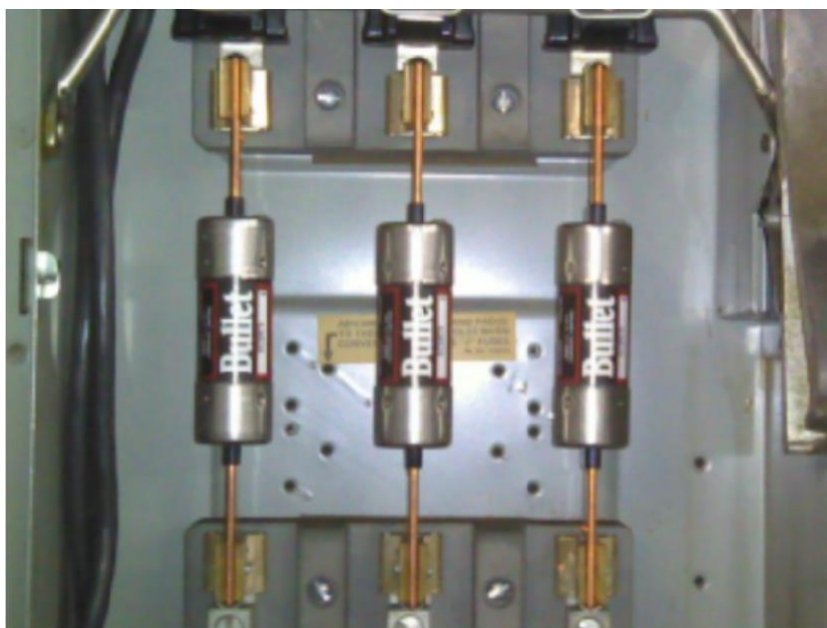


IR_17139.jpg

FLIR T460 (incl. Wi

62109266

4/14/2023 10:29:19 AM



IR_17139.jpg

FLIR T460 (incl. Wi

62109266

Measurements

Sp1	23.7 °C
Sp2	24.3 °C
Sp3	25.2 °C
Sp4	22.0 °C
Sp5	25.0 °C
Sp6	24.0 °C

Parameters

Emissivity	0.95
Refl. temp.	6 °C
Distance	4 ft
Atmospheric temp.	22 °C
Ext. optics temp.	20 °C
Ext. optics trans.	1
Relative humidity	54 %

Geolocation

Compass	294° NW
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Note

Building 747 Ponce de Leon. 8th floor.
Transformer 1 elevator room.
Possible deficiency; warrants
investigation.

4/14/2023 10:30:13 AM



IR_17140.jpg

FLIR T460 (incl. Wi

62109266

4/14/2023 10:30:13 AM



IR_17140.jpg

FLIR T460 (incl. Wi

62109266

Measurements

Sp1	23.8 °C
Sp2	24.6 °C
Sp3	24.1 °C
Sp4	24.0 °C
Sp5	22.9 °C
Sp6	22.7 °C

Parameters

Emissivity	0.95
Refl. temp.	6 °C
Distance	4 ft
Atmospheric temp.	22 °C
Ext. optics temp.	20 °C
Ext. optics trans.	1
Relative humidity	54 %

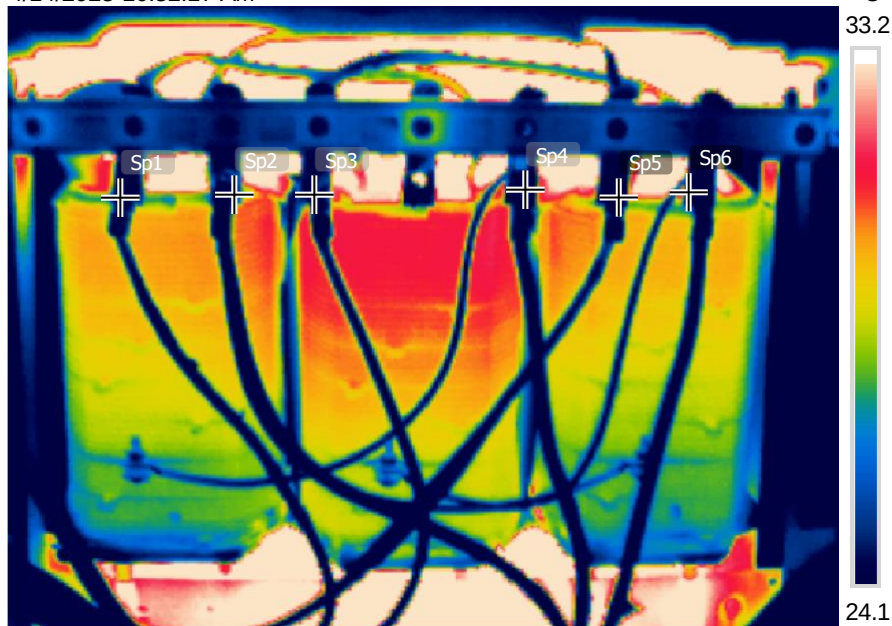
Geolocation

Compass	279° W
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Note

Building 747 Ponce de Leon. 8th floor.
Transformer 2 elevator room.
Possible deficiency; warrants
investigation.

4/14/2023 10:32:17 AM



IR_17141.jpg

FLIR T460 (incl. Wi

62109266

4/14/2023 10:32:17 AM



IR_17141.jpg

FLIR T460 (incl. Wi

62109266

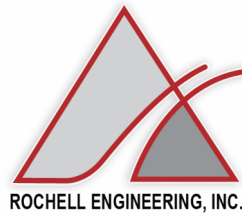
2. SUMMARY-RECOMMENDATIONS

Based on the mentioned testing criteria, we propose the following recommendations:

1. 2nd floor. Mechanical room. Lighting AC panel 277/480. Bottom: **Indicates, probable deficiency. Recommended Action: Repair as time permits.**
2. 3rd floor. Mechanical room. Receptacles panel 3A 120/208. Top: **Indicates, probable deficiency. Recommended Action: Repair as time permits.**
3. 4th floor. Mechanical room. Lighting panel. Top: **Major discrepancy. Recommended Action. Repair immediately.**
4. 4th floor. Dental clinic office. Panel D: **Thermography deficiency. Recommended Action: Monitor until corrective measures can be accomplished.**
5. Refer to pictures for possible NEC violations (i.e., double tapping of breakers, incorrect use of wire color codes, missing wire color codes, etc.).

3. GENERAL NOTES

1. Signs of mold and corrosion, incorrect/missing wiring markings, and NEC code violations were observed (Refer to Section 2 and comments made on each "Note" section of Test Results pages).
2. Corrections as per section 2 and general maintenance are recommended to be performed as soon as possible.



May 16, 2023

Building Official
City of Coral Gables Building & Zoning Dept.
405 Biltmore Way
Coral Gables, Florida 33134

Re: Building Recertification (Structural Repairs)
747 Ponce de Leon Blvd.
Coral Gables, FL 33134
Folio No. 03-4105-091-0010

Dear Building Official,

The present letter is to notify the concerned parties and corresponding authorities that our office would like to request an additional extension on the above-referenced property. Our office has performed the 50-year Inspection and provided a report reflecting the need to replace the interior cable barrier system used in the Parking Garage portion of the Building. However, the delivery of materials to replace the cable barrier system has been delayed and we now ask that you grant our client with an extension to perform the necessary repairs to comply with the Structural Recertification of the building. The repairs will not affect the everyday occupancy and use of the building.

Should you have any questions regarding the above, please do not hesitate to contact our office.

Respectfully,

Alexander Rochell, P.E.
Florida Professional Engineer
Registration No. 60735

Digitally signed
by Alexander
Rochell
Contact Info:
Rochell
Engineering
Date: 2023.05.16
16:38:13-04'00'

