



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 8/15/2019

Property Information	
Folio:	03-4117-026-0001
Property Address:	625 BILTMORE WAY
Owner	REFERENCE ONLY
Mailing Address	
PA Primary Zone	5000 HOTELS & MOTELS - GENERAL
Primary Land Use	0000 REFERENCE FOLIO
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	91
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	0 Sq.Ft
Year Built	1969



Assessment Information			
Year	2019	2018	2017
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	2019	2018	2017
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Short Legal Description	
GABLES PLAZA CONDO CORAL GABLES BILTMORE SEC PB 20-28 LOTS 13 THRU 30 BLK 2	

Taxable Value Information			
	2019	2018	2017
<b>County</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
<b>School Board</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
<b>City</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
<b>Regional</b>			
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

625 Biltmore Way

**Condominium Association (RA address)**

Gables Plaza Condominium Association, Inc.

c/o David E. Betts, Manager

Registered Agent

625 Biltmore Way, Ste 101

Coral Gables, FL 33134-7536



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Generated On : 8/18/2019

	Folio	Sub-Division	Owner	Address
1	03-4117-026-0010	GABLES PLAZA CONDO	ELSA M HARTMANN ALINA M HARTMANN	625 BILTMORE WAY UNIT 201 Coral Gables
2	03-4117-026-0020	GABLES PLAZA CONDO	ASRAEL BAMBERGER TERESA BAMBERGER	625 BILTMORE WAY UNIT 301 Coral Gables
3	03-4117-026-0030	GABLES PLAZA CONDO	PEDRO C HERRERA CLARA L HERRERA	625 BILTMORE WAY UNIT 401 Coral Gables
4	03-4117-026-0040	GABLES PLAZA CONDO	ISRAEL BAEZ EDILIA BAEZ	625 BILTMORE WAY UNIT 501 Coral Gables
5	03-4117-026-0050	GABLES PLAZA CONDO	TERESITA S CARMONA & H MELIANO	625 BILTMORE WAY UNIT 601 Coral Gables
6	03-4117-026-0060	GABLES PLAZA CONDO	ANGEL R VELIZ & W BEATRIZ	625 BILTMORE WAY UNIT 701 Coral Gables
7	03-4117-026-0070	GABLES PLAZA CONDO	VICENTE M SOLER	625 BILTMORE WAY UNIT 801 Coral Gables
8	03-4117-026-0080	GABLES PLAZA CONDO	MARGARET WAY HERNANDEZ TRS CHRISALEX FLORIDA LAND TRUST 2016	625 BILTMORE WAY UNIT 901 Coral Gables
9	03-4117-026-0090	GABLES PLAZA CONDO	ESMO LLC	625 BILTMORE WAY UNIT 1001 Coral Gables
10	03-4117-026-0100	GABLES PLAZA CONDO	RAMON G ANTON JR & W DIANE	625 BILTMORE WAY UNIT 1101 Coral Gables
11	03-4117-026-0110	GABLES PLAZA CONDO	UNIVERSAL INVESTMENT INTL INC % HSBC PRIVATE BK INT'L	625 BILTMORE WAY UNIT 1201 Coral Gables
12	03-4117-026-0120	GABLES PLAZA CONDO	NOBLE DAVID COOK ALEXANDRA PARMA COOK	625 BILTMORE WAY UNIT 1401 Coral Gables

13	03-4117-026-0130	GABLES PLAZA CONDO	SARAH S COX FRANKLIN KEITH COX	625 BILTMORE WAY UNIT: 102 Coral Gables
14	03-4117-026-0140	GABLES PLAZA CONDO	ESTELA ARIAS	625 BILTMORE WAY UNIT: 202 Coral Gables
15	03-4117-026-0150	GABLES PLAZA CONDO	JENNIFER ALICIA AQUINO	625 BILTMORE WAY UNIT: 302 Coral Gables
16	03-4117-026-0160	GABLES PLAZA CONDO	AYMEE CURBELLO	625 BILTMORE WAY UNIT: 402 Coral Gables
17	03-4117-026-0170	GABLES PLAZA CONDO	THEODORE A HEILMAN JR TRS THEODORE A HEILMAN JR TRUST	625 BILTMORE WAY UNIT: 502 Coral Gables
18	03-4117-026-0180	GABLES PLAZA CONDO	JUAN E MIR & SERGIO A SANCHEZ	625 BILTMORE WAY UNIT: 602 Coral Gables
19	03-4117-026-0190	GABLES PLAZA CONDO	MAURICIO URREGO	625 BILTMORE WAY UNIT: 702 Coral Gables
20	03-4117-026-0200	GABLES PLAZA CONDO	MARTHA LICHTENSTEIN C/O VARON	625 BILTMORE WAY UNIT: 802 Coral Gables
21	03-4117-026-0210	GABLES PLAZA CONDO	WILLIAM D WALKER KOICHI TASA	625 BILTMORE WAY UNIT: 902 Coral Gables
22	03-4117-026-0220	GABLES PLAZA CONDO	CARLOS ANLLO II	625 BILTMORE WAY UNIT: 1002 Coral Gables
23	03-4117-026-0230	GABLES PLAZA CONDO	SILVIA D MACHADO TRS	625 BILTMORE WAY UNIT: 1102 Coral Gables
24	03-4117-026-0240	GABLES PLAZA CONDO	VICTOR CAMJI IRELA CASTILLO	625 BILTMORE WAY UNIT: 1202 Coral Gables
25	03-4117-026-0250	GABLES PLAZA CONDO	MARIA N NIETO	625 BILTMORE WAY UNIT: 1402 Coral Gables
26	03-4117-026-0260	GABLES PLAZA CONDO	LILIAN RODRIGUEZ & VIVIAN DOMIGUEZ	625 BILTMORE WAY UNIT: 103 Coral Gables
27	03-4117-026-0270	GABLES PLAZA CONDO	LOUIS E MAYOR	625 BILTMORE WAY UNIT: 203 Coral Gables

28	03-4117-026-0280	GABLES PLAZA CONDO	DANIEL TORRE MARIA CELIA LEON	625 BILTMORE WAY UNIT: 303 Coral Gables
29	03-4117-026-0290	GABLES PLAZA CONDO	BLANCA E HERRERA	625 BILTMORE WAY UNIT: 403 Coral Gables
30	03-4117-026-0300	GABLES PLAZA CONDO	AMARO ARGAMASILLA	625 BILTMORE WAY UNIT: 503 Coral Gables
31	03-4117-026-0310	GABLES PLAZA CONDO	SHARON TELTSHER TRS SHARON L TELTSHER 2015 REVOC TR	625 BILTMORE WAY UNIT: 603 Coral Gables
32	03-4117-026-0320	GABLES PLAZA CONDO	BERTIX LLC	625 BILTMORE WAY UNIT: 703 Coral Gables
33	03-4117-026-0330	GABLES PLAZA CONDO	AMELIA CANALI TRS	625 BILTMORE WAY UNIT: 803 Coral Gables
34	03-4117-026-0340	GABLES PLAZA CONDO	FERNANDO AQUILES CAPABLANCA TRS FERNANDO AQUILES CAPABLANCA TRUST	625 BILTMORE WAY UNIT: 903 Coral Gables
35	03-4117-026-0350	GABLES PLAZA CONDO	LUZ HELENA LLANO	625 BILTMORE WAY UNIT: 1003 Coral Gables
36	03-4117-026-0360	GABLES PLAZA CONDO	OLGA M PADRON MARRERO JTRS & ROLANDO R SANTOS JTRS	625 BILTMORE WAY UNIT: 1103 Coral Gables
37	03-4117-026-0370	GABLES PLAZA CONDO	MONALTA I LLC	625 BILTMORE WAY UNIT: 1203 Coral Gables
38	03-4117-026-0380	GABLES PLAZA CONDO	JAVIER SOTO	625 BILTMORE WAY UNIT: 1403 Coral Gables
39	03-4117-026-0390	GABLES PLAZA CONDO	MARCIA MONSERRAT	625 BILTMORE WAY UNIT: 104 Coral Gables
40	03-4117-026-0400	GABLES PLAZA CONDO	ALEJANDRO L GONZALEZ	625 BILTMORE WAY UNIT: 204 Coral Gables
41	03-4117-026-0410	GABLES PLAZA CONDO	JOHN M THOMSON DOROTHY H THOMSON	625 BILTMORE WAY UNIT: 304 Coral Gables
42	03-4117-026-0420	GABLES PLAZA CONDO	EDUARDO E VILLALOBOS SR IRENE VILLALOBOS	625 BILTMORE WAY UNIT: 404 Coral Gables

43	03-4117-026-0430	GABLES PLAZA CONDO	ESTHER BLANCO FRANCISCO BLANCO EST OF	625 BILTMORE WAY UNIT: 504 Coral Gables
44	03-4117-026-0440	GABLES PLAZA CONDO	FEDERICO G DE FAVERI	625 BILTMORE WAY UNIT: 604 Coral Gables
45	03-4117-026-0450	GABLES PLAZA CONDO	AYMEE CURBELO	625 BILTMORE WAY UNIT: 704 Coral Gables
46	03-4117-026-0460	GABLES PLAZA CONDO	ANNETTE E STIEFBOLD LIVING TRUST ANNETTE E STIEFBOLD (BEN)	625 BILTMORE WAY UNIT: 804 Coral Gables
47	03-4117-026-0470	GABLES PLAZA CONDO	ANTHONY CHISENA &W MARISA	625 BILTMORE WAY UNIT: 904 Coral Gables
48	03-4117-026-0480	GABLES PLAZA CONDO	SUSAN A KNIGHT	625 BILTMORE WAY UNIT: 1004 Coral Gables
49	03-4117-026-0490	GABLES PLAZA CONDO	OSMILDA SILVA LE REM LINDA M RODRIGUEZ	625 BILTMORE WAY UNIT: 1104 Coral Gables
50	03-4117-026-0500	GABLES PLAZA CONDO	MONALTA II LLC	625 BILTMORE WAY UNIT: 1204 Coral Gables
51	03-4117-026-0510	GABLES PLAZA CONDO	RAQUEL LUZZARDI DESTEFANO	625 BILTMORE WAY UNIT: 1404 Coral Gables
52	03-4117-026-0520	GABLES PLAZA CONDO	JOSE A SOLIS SILVA &W LILLIAN M	625 BILTMORE WAY UNIT: 105 Coral Gables
53	03-4117-026-0530	GABLES PLAZA CONDO	SEBASTIAN ANDRES SPAGNULO JANI FOTI TORRENS	625 BILTMORE WAY UNIT: 205 Coral Gables
54	03-4117-026-0540	GABLES PLAZA CONDO	VALERIE J GRANDIN	625 BILTMORE WAY UNIT: 305 Coral Gables
55	03-4117-026-0550	GABLES PLAZA CONDO	DELBERT L SPURLOCK JR MARION R SPURLOCK	625 BILTMORE WAY UNIT: 405 Coral Gables
56	03-4117-026-0560	GABLES PLAZA CONDO	HELEN NIELSEN	625 BILTMORE WAY UNIT: 505 Coral Gables
57	03-4117-026-0570	GABLES PLAZA CONDO	MARY P MATYCHAK	625 BILTMORE WAY UNIT: 605 Coral Gables

58	03-4117-026-0580	GABLES PLAZA CONDO	RICARDO S GOMEZ &W GLADYS B	625 BILTMORE WAY UNIT: 705 Coral Gables
59	03-4117-026-0590	GABLES PLAZA CONDO	MADONNA RODGERS	625 BILTMORE WAY UNIT: 805 Coral Gables
60	03-4117-026-0600	GABLES PLAZA CONDO	PHILIPPE VASTAPANE	625 BILTMORE WAY UNIT: 905 Coral Gables
61	03-4117-026-0610	GABLES PLAZA CONDO	GEORGINA G VALDES	625 BILTMORE WAY UNIT: 1005 Coral Gables
62	03-4117-026-0620	GABLES PLAZA CONDO	DIANA MARIA A BACARDI DE FELICI DIANA M FELICI ARGAMASILLA JTRS	625 BILTMORE WAY UNIT: 1105 Coral Gables
63	03-4117-026-0630	GABLES PLAZA CONDO	ROSARIO F DOMINGUEZ	625 BILTMORE WAY UNIT: 1205 Coral Gables
64	03-4117-026-0640	GABLES PLAZA CONDO	YARINA R MONTALVO TRS YARINA R MONTALVO REVO LIVING TR	625 BILTMORE WAY UNIT: 1405 Coral Gables
65	03-4117-026-0650	GABLES PLAZA CONDO	CARMEN L GOMEZ	625 BILTMORE WAY UNIT: 106 Coral Gables
66	03-4117-026-0660	GABLES PLAZA CONDO	KHADER M KATTOURA CAROLINA KATTOURA	625 BILTMORE WAY UNIT: 206 Coral Gables
67	03-4117-026-0670	GABLES PLAZA CONDO	KIRAN SHARMA	625 BILTMORE WAY UNIT: 306 Coral Gables
68	03-4117-026-0680	GABLES PLAZA CONDO	FRANCISCO R CASTRO VEGA JTRS MARIA Y URCUYO DE CASTRO JTRS	625 BILTMORE WAY UNIT: 406 Coral Gables
69	03-4117-026-0690	GABLES PLAZA CONDO	MIRIAM F HIGUERA	625 BILTMORE WAY UNIT: 506 Coral Gables
70	03-4117-026-0700	GABLES PLAZA CONDO	EDUARDO R OLIVA TRS EDUARDO R OLIVA	625 BILTMORE WAY UNIT: 606 Coral Gables
71	03-4117-026-0710	GABLES PLAZA CONDO	LETITIA C ELLIS	625 BILTMORE WAY UNIT: 706 Coral Gables
72	03-4117-026-0720	GABLES PLAZA CONDO	JOSE F SUAREZ &W MYRA	625 BILTMORE WAY UNIT: 806 Coral Gables

73	03-4117-026-0730	GABLES PLAZA CONDO	CHRIS N POULOS & NICK J POULOS &W NANCY A	625 BILTMORE WAY UNIT: 906 Coral Gables
74	03-4117-026-0740	GABLES PLAZA CONDO	GABRIEL PEREZ & MARIETTA	625 BILTMORE WAY UNIT: 1006 Coral Gables
75	03-4117-026-0750	GABLES PLAZA CONDO	MARIA ABISLAIMAN & FRANCISCO ABISLAIMAN &W ANA	625 BILTMORE WAY UNIT: 1106 Coral Gables
76	03-4117-026-0760	GABLES PLAZA CONDO	JORGE A MATA MOTA SASCHA M RUBIN	625 BILTMORE WAY UNIT: 1206 Coral Gables
77	03-4117-026-0770	GABLES PLAZA CONDO	DOUGLAS J GARCIA	625 BILTMORE WAY UNIT: 1406 Coral Gables
78	03-4117-026-0780	GABLES PLAZA CONDO	ANDOVER INTERNATIONAL LTD	625 BILTMORE WAY UNIT: 207 Coral Gables
79	03-4117-026-0790	GABLES PLAZA CONDO	JOSE M CALLEJA TRS MARIA ELENA CALLEJA FAMILY TR	625 BILTMORE WAY UNIT: 307 Coral Gables
80	03-4117-026-0800	GABLES PLAZA CONDO	ERNEST C CHISENA &W INES M	625 BILTMORE WAY UNIT: 407 Coral Gables
81	03-4117-026-0810	GABLES PLAZA CONDO	GABLES 507 INVESTMENTS LLC	625 BILTMORE WAY UNIT: 507 Coral Gables
82	03-4117-026-0820	GABLES PLAZA CONDO	SYLVIA VIYELLA SYLVIA M VIYELLA	625 BILTMORE WAY UNIT: 607 Coral Gables
83	03-4117-026-0830	GABLES PLAZA CONDO	CARMEN GONZALEZ SANFELIU	625 BILTMORE WAY UNIT: 707 Coral Gables
84	03-4117-026-0840	GABLES PLAZA CONDO	YOEL CAMAYD FREIXAS ANA PEREZ CAMAYD	625 BILTMORE WAY UNIT: 807 Coral Gables
85	03-4117-026-0850	GABLES PLAZA CONDO	OLGA S FANJUL	625 BILTMORE WAY UNIT: 907 Coral Gables
86	03-4117-026-0860	GABLES PLAZA CONDO	CARLOS A GRILLONE &W YAMILA ABAY GRILLONE	625 BILTMORE WAY UNIT: 1007 Coral Gables
87	03-4117-026-0870	GABLES PLAZA CONDO	ERNESTO FONTS	625 BILTMORE WAY UNIT: 1107 Coral Gables



88	03-4117-026-0880	GABLES PLAZA CONDO	OFELIA CARRILLO TRS OFELIA CARRILO REV TR	625 BILTMORE WAY UNIT 1207 Coral Gables
89	03-4117-026-0890	GABLES PLAZA CONDO	JUAN B SUAREZ &W IDALIA	625 BILTMORE WAY UNIT 1407 Coral Gables
90	03-4117-026-0900	GABLES PLAZA CONDO	CINDY LOUISE MUNRO BRETT WILLIAM STEVENSON	625 BILTMORE WAY UNIT PHA Coral Gables
91	03-4117-026-0910	GABLES PLAZA CONDO	RAMSEY VILLALON RADAMES VILLALON	625 BILTMORE WAY UNIT PHB Coral Gables

# City of Coral Gables

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1 2 » &gt;|

### Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
BL-19-06-4760	06/06/2019	625 BILTMORE WAY	INTERIOR ALTERATION ONLY	COMMERCIAL INTERIOR RENOVATIONS KITCHEN, BATHROOMS W/ FLOORING \$62,000	pending			0.00
BL-19-05-5559	05/22/2019	625 BILTMORE WAY	DOOR/GARAGE DOOR/SHUTTER/WINDOW	ALUMINUM IMPACT WINDOWS(4)/ DOORS(1) @ CONDO UNIT# 901 - CLEAR ANODIZED FRAMES/ CLEAR GLASS \$4,500	pending			0.00
BL-18-11-3105	11/13/2018	625 BILTMORE WAY	DOOR/GARAGE DOOR/SHUTTER/WINDOW	COMMERCIAL *UNIT#102 *ALUMINUM IMPACT WINDOWS(8)- ALUMINUM ANODIZED/ CLEAR GLASS \$7,000	final	12/13/2018	01/11/2019	0.00
BL-18-11-2849	11/07/2018	625 BILTMORE WAY	INTERIOR ALTERATION ONLY	COMM INTER RENOVATIONS OF BATHROOM \$8,500	final	03/26/2019	04/30/2019	0.00
BL-18-10-3845	10/25/2018	625 BILTMORE WAY	DOOR/GARAGE DOOR/SHUTTER/WINDOW	COMMERCIAL* APTO 1003* WINDOWS(2) AND DOOR(1)- COLOR: ANODIZED FRAMES/ GRAY GLASS \$8,441	issued	11/09/2018		0.00
BL-18-10-2767	10/04/2018	625 BILTMORE WAY	DOOR/GARAGE DOOR/SHUTTER/WINDOW	COMMERCIAL *UNIT#502 *ALUMINUM IMPACT WINDOWS(3) & DOORS(1)- ANODIZED FRAME/ GRAY GLASS \$9,869	final	10/30/2018	03/07/2019	0.00
BL-18-10-2766	10/04/2018	625 BILTMORE WAY	DOOR/GARAGE DOOR/SHUTTER/WINDOW	COMMERCIAL* IMPACT ALUMINUM WINDOWS(4) AND DOOR(1)-COLOR: ANODIZED FRAMES/ GRAY GLASS \$11439	issued	10/30/2018		0.00
BL-18-10-2583	10/02/2018	625 BILTMORE WAY	DOOR/GARAGE DOOR/SHUTTER/WINDOW	3 LOUVERED DOORS AT FIRST FLOOR OF	final	10/17/2018	12/12/2018	0.00

**CITY'S**  
**EXHIBIT**

2

					BUILDING AT REAR \$8670				
BL-18-08-4397	08/29/2018	625 BILTMORE WAY	INTERIOR ALTERATION ONLY	COMM INTERIOR ALTERATIONS @ UNIT 1405- KITCHEN & BATHROOM, FLOORING \$45,000	issued	11/19/2018			0.00
BL-18-08-3455	08/13/2018	625 BILTMORE WAY	DOOR/GARAGE DOOR/SHUTTER/WINDOW	COMMERCIAL* IMPACT ALUMINUM WINDOWS(4)AND DOOR(1)- COLOR: ANODIZED FRAMES/ GREY GLASS \$8,000	issued	08/27/2018			0.00
BL-18-08-3452	08/13/2018	625 BILTMORE WAY	DOOR/GARAGE DOOR/SHUTTER/WINDOW	COMMERCIAL* WINDOWS(2)- COLOR: ANODIZED FRAMES/ GREY GLASS \$3912	stop work	08/16/2018			0.00
BL-18-07-3653	07/23/2018	625 BILTMORE WAY	DOOR/GARAGE DOOR/SHUTTER/WINDOW	CONDO *WINDOWS(2)/ DOOR(1) - ANODIZED FRAME/ LIGHT GRAY GLASS \$8816.71	final	08/09/2018	01/07/2019		0.00
BL-18-07-3312	07/16/2018	625 BILTMORE WAY	DOOR/GARAGE DOOR/SHUTTER/WINDOW	COMMERCIAL* WINDOWS (2) AND DOORS(1)- COLOR:ANODIZED FRAMES/ GRAY GLASS \$6966	stop work	07/26/2018			0.00
BL-18-07-3252	07/16/2018	625 BILTMORE WAY	DOOR/GARAGE DOOR/SHUTTER/WINDOW	COMMERCIAL* WINDOWS(2) AND DOORS(1)-COLOR: ANODIZED FRAME/GRAY GLASS \$8533	stop work	07/26/2018			0.00
BL-18-07-3250	07/16/2018	625 BILTMORE WAY	DOOR/GARAGE DOOR/SHUTTER/WINDOW	COMMERCIAL* WINDOWS(3) & DOOR(1) COLOR: ANODIZED FRAMES/ CLEAR GLASS \$9200	final	07/26/2018	03/05/2019		0.00
BL-18-05-3570	05/15/2018	625 BILTMORE WAY	INTERIOR ALTERATION ONLY	COMMERCIAL INTERIOR RENOVATIONS ( BATHROOM ) TILE WORK \$1,500	final	05/31/2018	10/26/2018		0.00
BL-18-04-2845	04/04/2018	625 BILTMORE WAY	INT / EXT ALTERATIONS	REMOVE & REPLACE LOUVER TO FACILITATE GENERATOR REPLACEMENT @ PENTHOUSE LEVEL \$6,550	final	06/01/2018	10/26/2018		0.00
BL-18-03-3595	03/13/2018	625 BILTMORE WAY	INTERIOR ALTERATION ONLY	COMM INTERIOR ALTERATIONS @ UNIT 102 \$48,250	final	06/04/2018	01/03/2019		0.00
BL-18-02-2406	02/15/2018	625 BILTMORE WAY	DOOR/GARAGE DOOR/SHUTTER/WINDOW	WINDOW REPLACEMENT- IMPACT ALUMINUM WINDOWS(2) & DOORS(2)-COLOR: ANODIZED FRAME/GREY GLASS \$12000 REVISION- RV1903-6063- CHANGING FRAME COLOR TO WHITE	final	03/08/2018	04/11/2019		0.00
BL-18-02-2335	02/14/2018	625 BILTMORE WAY	DOOR/GARAGE DOOR/SHUTTER/WINDOW	REPLACEMENT OF WINDOWS(6) & SLIDING DOOR (1)- COLOR:	final	02/27/2018	04/19/2018		0.00

				ANODIZED FRAMES/ GRAY GLASS \$9,700				
BL-18-02-2332	02/14/2018	625 BILTMORE WAY	DOOR/GARAGE DOOR/SHUTTER/WINDOW	REPLACEMENT OF WINDOWS(4) COLOR: ANODIZED FRAMES/ GRAY GLASS \$3,848.45	final	02/27/2018	04/03/2018	0.00
BL-18-01-2703	01/31/2018	625 BILTMORE WAY	INTERIOR ALTERATION ONLY	- BATHROOM RE TILE (X2 BATHS) \$8,000	final	03/01/2018	07/03/2018	0.00
BL-18-01-2130	01/19/2018	625 BILTMORE WAY	DOOR/GARAGE DOOR/SHUTTER/WINDOW	COMMERCIAL* IMPACT WINDOWS (8) & DOORS (1) ANODIZED FRAME/ GRAY GLASS \$11,500	final	01/26/2018	03/27/2018	0.00
BL-17-08-2249	08/23/2017	625 BILTMORE WAY	DOOR/GARAGE DOOR/SHUTTER/WINDOW	REPLACEMENT OF WINDOWS(4) & DOORS(1) COLOR: GRAY GLASS/ ANODIZED FRAMES \$7500	final	08/31/2017	10/20/2017	0.00
BL-17-05-1915	05/17/2017	625 BILTMORE WAY	DOOR/GARAGE DOOR/SHUTTER/WINDOW	WINDOWS (4) & SLDG DOOR(1) COLOR: ANODIZE FRAME/ GRAY GLASS \$ 11,000	stop work	06/13/2017		0.00
BL-17-02-0142	02/03/2017	625 BILTMORE WAY	DOOR/GARAGE DOOR/SHUTTER/WINDOW	INSTALLATION OF SHUTTERS (2) \$1,892	final	02/23/2017	03/07/2017	0.00
BL-16-10-7295	10/28/2016	625 BILTMORE WAY	DOOR/GARAGE DOOR/SHUTTER/WINDOW	WINDOW(2) & DOOR(1) - ANODIZED FRAMES/ CLEAR GLASS \$11,000	final	11/03/2016	04/19/2017	0.00
BL-16-04-5713	04/04/2016	625 BILTMORE WAY	INTERIOR ALTERATION ONLY	INTERIOR ALTERATIONS - RELOCATE NEW KITCHEN & DEN, ADD NEW HALF BATH AND NEW TILE FLOORING W/ SOUND PROOF. (\$10,000)	final	05/03/2016	09/06/2016	0.00
BL-16-01-2562	01/22/2016	625 BILTMORE WAY	DOOR/GARAGE DOOR/SHUTTER/WINDOW	REPLACEMENT OF WINDOWS (4)/ DOOR (1) - ANODIZED FRAMES/ CLEAR GLASS @ CONDO * UNIT 801 - \$11,000	final	01/26/2016	03/01/2016	0.00
BL-15-10-4822	10/09/2015	625 BILTMORE WAY	INTERIOR ALTERATION ONLY	COMM INTER ALTER-KITCHEN & BATHROOMS, NEW FLOORING AND SOUNDPROOFING \$69,465	final	12/02/2015	03/07/2016	0.00
BL-15-07-5312	07/17/2015	625 BILTMORE WAY	INT / EXT ALTERATIONS	ALUMINUM RAILING ON EXISTING CBS WALL \$17,000	final	09/30/2015	12/28/2015	0.00
BL-15-06-5612	06/22/2015	625 BILTMORE WAY	DOOR/GARAGE DOOR/SHUTTER/WINDOW	REPLACE 1 SLIDING GLASS DOOR ANODIZED ALUMINUM FRAME CLEAR GLASS \$	final	08/06/2015	08/13/2015	0.00
BL-15-05-4357	05/04/2015	625 BILTMORE WAY	DOOR/GARAGE DOOR/SHUTTER/WINDOW	REPLACE 3 WINDOWS & 1 DOOR \$9,000	final	05/14/2015	07/01/2015	0.00
BL-15-03-5180	03/27/2015	625 BILTMORE WAY	POOL / SPA / FOUNTAIN / POND	REFURBISH EXISTING POOL AND POOL	final	04/09/2015	08/20/2015	0.00

				EQUIPMENT \$40,000				
BL-15-03-4637	03/17/2015	625 BILTMORE WAY	INTERIOR ALTERATION ONLY	COMM INTER RENOVATIONS- KITCHEN, REPLACE FLOORING THROUGHOUT \$11,500	final	04/14/2015	06/05/2015	0.00
BL-15-03-4401	03/13/2015	625 BILTMORE WAY	INT / EXT ALTERATIONS	*CONDO* TILING OF ROOF TOP PATIOS (PENTHOUSE A) 12 X 24 -BEIGE TILES \$12,000	final	03/24/2015	08/03/2015	0.00
BL-14-11-3564	11/04/2014	625 BILTMORE WAY	INT / EXT ALTERATIONS	REPLACE 3 WINDOWS & 1 DOOR \$8,000	final	11/07/2014	02/10/2015	0.00
BL-14-10-4161	10/30/2014	625 BILTMORE WAY	INT / EXT ALTERATIONS	**COM** INSTALLATION OF (3) ACCORDIONS SHUTTERS COLOR IVORY \$2475	final	11/12/2014	01/06/2015	0.00
BL-14-10-4158	10/30/2014	625 BILTMORE WAY	INT / EXT ALTERATIONS	**COM** INSTALLATION OF (2) ACCORDIONS SHUTTERS COLOR IVORY \$2490	final	11/12/2014	01/07/2015	0.00
BL-14-09-3426	09/29/2014	625 BILTMORE WAY	INT / EXT ALTERATIONS	INSTALL 3 WINDOWS AND 1 SLIDING DOOR GREY GLASS ANODIZED FRAME \$8,000	issued	10/03/2014		0.00
BL-14-08-3143	08/19/2014	625 BILTMORE WAY	DOOR/GARAGE DOOR/SHUTTER/WINDOW	REPLACE 2 WINDOWS & 1 SLIDING GLASS DOOR \$9,000	issued	08/26/2014		0.00
BL-14-08-2811	08/13/2014	625 BILTMORE WAY	DOOR/GARAGE DOOR/SHUTTER/WINDOW	REPLACE 5 WINDOWS IMPACT \$9,000	final	08/26/2014	10/01/2014	0.00
BL-14-08-2757	08/13/2014	625 BILTMORE WAY	DOOR/GARAGE DOOR/SHUTTER/WINDOW	REPLACE 2 WINDOWS & 1 SLIDING GLASS DOOR \$9,000	final	08/26/2014	10/01/2014	0.00
BL-14-07-4040	07/29/2014	625 BILTMORE WAY	SHUTTERS / LOUVERS / SECURITY BARS	ACCORDION SHUTTERS (2) \$2,140	final	08/11/2014	08/19/2014	0.00
BL-14-05-4222	05/30/2014	625 BILTMORE WAY	INTERIOR ALTERATION ONLY	COMM INTER ALTER- KITCHEN & BATHROOMS \$12,000	final	06/23/2014	02/03/2015	0.00
BL-14-04-3703	04/29/2014	625 BILTMORE WAY	DOOR/GARAGE DOOR/SHUTTER/WINDOW	INSTALL 3 WINDOWS & 1 DOOR ALUMINUM FRAME GRAY GLASS \$8,000	final	05/06/2014	05/28/2014	0.00
BL-14-04-3642	04/28/2014	625 BILTMORE WAY	DOOR/GARAGE DOOR/SHUTTER/WINDOW	INSTALL 3 ALUMINUM WINDOWS & 1 SLIDING GLASS DOOR ANODIZE FRAME GRAY GLASS \$8,000	final	05/06/2014	08/01/2014	0.00
BL-14-03-2383	03/10/2014	625 BILTMORE WAY	LIGHT WEIGHT CONCRETE	INSTALLATION OF LIGHT WEIGHT CONCRETE	final	03/12/2014	03/19/2014	0.00
BL-14-03-2319	03/07/2014	625 BILTMORE WAY	LIGHT WEIGHT CONCRETE	CANCELLED***SEE BL-14-03- 2383**LIGHT WEIGHT CONCRETE	canceled		10/09/2014	0.00
BL-14-01-2025	01/10/2014	625 BILTMORE WAY	ROOF / LIGHT WEIGHT CONC	RE ROOF \$333,357 FLAT ONLY	final	01/22/2014	10/09/2014	0.00

# City of Coral Gables

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### New Permit Search

### Permit Search Results

Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
EL-19-08-4823	08/06/2019	625 BILTMORE WAY	ELEC COMMERCIAL / RESIDENTIAL WORK	REPLACE EXISTING MAIN ELECTRICAL PANEL \$2,200	issued	08/08/2019		0.00
EL-19-07-5330	07/23/2019	625 BILTMORE WAY	ELEC COMMERCIAL / RESIDENTIAL WORK	REPLACE ELECTRICAL PANEL- \$1,200	final	07/24/2019	08/06/2019	0.00
EL-19-07-5107	07/18/2019	625 BILTMORE WAY	ELEC COMMERCIAL / RESIDENTIAL WORK	PANEL UPGRADE (125 AMP) \$900	final	07/22/2019	07/23/2019	0.00
EL-19-07-4659	07/10/2019	625 BILTMORE WAY	ELEC COMMERCIAL / RESIDENTIAL WORK	REPLACE 125 AMP ELECTRICAL PANEL	final	07/15/2019	08/06/2019	0.00
EL-19-07-4657	07/10/2019	625 BILTMORE WAY	ELEC COMMERCIAL / RESIDENTIAL WORK	REPLACE 125 AMP ELECTRICAL PANEL	final	07/15/2019	08/06/2019	0.00
EL-19-07-4503	07/05/2019	625 BILTMORE WAY	ELEC COMMERCIAL / RESIDENTIAL WORK	PANEL UPGRADE (125 AMP) \$1,200	final	07/10/2019	08/06/2019	0.00
EL-19-06-4769	06/06/2019	625 BILTMORE WAY	ELEC COMMERCIAL / RESIDENTIAL WORK	COMMERCIAL INTERIOR RENOVATIONS KITCHEN, BATHROOMS W/ FLOORING \$62,000	pending			0.00
EL-19-06-4669	06/05/2019	625 BILTMORE WAY	ELEC COMMERCIAL / RESIDENTIAL WORK	REPLACE ELECTRICAL PANEL - \$1,400	final	06/07/2019	06/17/2019	0.00
EL-19-04-5810	04/30/2019	625 BILTMORE WAY	ELEC COMMERCIAL / RESIDENTIAL WORK	BUILDING RECERTIFICATION (1969) # 1, ELECTRICAL SERVICE ) # 3 ( GUTTERS ), #4 ( ELECTRICAL PANELS ), # 5 ( BRANCH CIRCUITS ) #6 ( GROUNDING ). #7 ( GROUNDING EQUIPMENT ), # 8 (SERVICE RACEWAY ), # 9 ( SERVICE	pending			0.00

				CONDUCTORS ) , # 10 ( WIRES ) , # 11 ( FEEDERS ) , # 14 ( FIRE ALARM ) , # 20 ( POOL ) , # 21 ( EQUIPMENT )				
EL-19-04-5634	04/26/2019	625 BILTMORE WAY	ELEC COMMERCIAL / RESIDENTIAL WORK	AIR HANDLING UNIT REPLACEMENT W/ INTERIOR GRILLES REPLACEMENT \$160,418	pending			0.00
EL-18-12-3433	12/27/2018	625 BILTMORE WAY	ELEC LOW VOLTAGE SYSTEM	ACCESS CONTROL SYSTEM ( 1ST FLOOR) \$15,500	final	01/24/2019	03/25/2019	0.00
EL-18-08-4424	08/30/2018	625 BILTMORE WAY	ELEC COMMERCIAL / RESIDENTIAL WORK	COMM INTERIOR ALTERATIONS @ UNIT 1405- KITCHEN & BATHROOM, FLOORING 10. LIGHTS; 10 OUTLETS AND 3 SPECIAL OUTLETS	final	01/24/2019	07/31/2019	0.00
EL-18-04-2852	04/05/2018	625 BILTMORE WAY	ELEC COMMERCIAL / RESIDENTIAL WORK	REPLACING EXISTING 125 KW GENERATOR WITH A NEW 125 KW GENERATOR	final	07/25/2018	09/20/2018	0.00
EL-18-03-4034	03/21/2018	625 BILTMORE WAY	ELEC COMMERCIAL / RESIDENTIAL WORK	COMM INTERIOR ALTERATIONS @ UNIT 102 16 LIGHTS AND 13 OUTLETS	final	08/02/2018	12/07/2018	0.00
EL-18-02-1635	02/02/2018	625 BILTMORE WAY	ELEC COMMERCIAL / RESIDENTIAL WORK	INTR. ALTERATIONS ONLY - BATHROOM RE TILE (X2 BATHS) ELECTRICAL	final	05/21/2018	06/28/2018	0.00
EL-17-01-0005	01/03/2017	625 BILTMORE WAY	ELEC COMMERCIAL / RESIDENTIAL WORK	REPLACEMENT OF COOLING TOWER ELECTRICAL FOR COOLING TOWER	final	01/17/2017	03/31/2017	0.00
EL-16-11-6796	11/08/2016	625 BILTMORE WAY	ELEC COMMERCIAL / RESIDENTIAL WORK	REMOVE AND REPLACE ELECTRICAL PANEL \$1,300	final	11/09/2016	01/06/2017	0.00
EL-16-04-5800	04/05/2016	625 BILTMORE WAY	ELEC COMMERCIAL / RESIDENTIAL WORK	INTERIOR ALTERATIONS - RELOCATE NEW KITCHEN & DEN, ADD NEW HALF BATH AND NEW TILE FLOORING W/ SOUND PROOF. 17 LIGHTS; 19 ROUGH OUTLETS AND 6 SPECIAL OUTLETS	final	06/02/2016	08/02/2016	0.00
EL-15-10-4927	10/13/2015	625 BILTMORE WAY	ELECTRICAL COMMERCIAL /RESIDENTIAL WORK	COMM INTER ALTER-KITCHEN & BATHROOMS, NEW FLOORING AND SOUNDPROOFING ADD WASHER AND DRYER	final	12/28/2015	02/17/2016	0.00
EL-15-03-5344	03/31/2015	625 BILTMORE WAY	ELEC POOL / SPA / FOUNTAIN	REFURBISH EXISTING POOL AND POOL EQUIPMENT	final	06/17/2015	07/14/2015	0.00

				ELECTRICAL PERMIT TO BRING COMMERCIAL POOL TO NEW CODE				
EL-15-03-4655	03/18/2015	625 BILTMORE WAY	ELEC COMMERCIAL / RESIDENTIAL WORK	COMM INTER RENOVATIONS- KITCHEN, REPLACE FLOORING THROUGHOUT 3 SPECIAL OUTLETS AND 4 ROUGH IN OUTLETS	final	06/01/2015	06/05/2015	0.00
EL-12-07-1788	07/27/2012	625 BILTMORE WAY	ELEC COMMERCIAL / RESIDENTIAL WORK	SERVICE REPAIR- RELOCATE 150 AMP PANEL	final	07/30/2012	12/19/2012	0.00
EL-12-07-0944	07/16/2012	625 BILTMORE WAY	ELEC COMMERCIAL / RESIDENTIAL WORK	54 LIGHT SOCKETS; 50 ROUGH IN OUTLETS AND 2 SPECIAL OUTLETS	final	10/10/2012	02/13/2013	0.00
EL-12-07-0371	07/09/2012	625 BILTMORE WAY	ELEC COMMERCIAL / RESIDENTIAL WORK	CANCELLED ELECTRICAL DEMO FOR PHA	canceled		10/01/2012	0.00
EL-12-04-8049	04/11/2012	625 BILTMORE WAY	ELEC COMMERCIAL / RESIDENTIAL WORK	ELECTRICAL FOR A WASHER AND DRYER HOOK UP	final	06/21/2012	06/25/2012	0.00
EL-11-11-5099	11/07/2011	625 BILTMORE WAY	ELEC POOL / SPA / FOUNTAIN	REMOVE AND REINSTALL NEW SPA \$39000 ELECTRICAL FOR SPA	final	07/22/2013	07/23/2013	0.00
EL-11-09-5468	09/01/2011	625 BILTMORE WAY	ELEC COMMERCIAL / RESIDENTIAL WORK	22 LIGHT SOCKETS; 5 ROGH IN OUTLETS; 2 SPECIAL OUTLETS AND 125 NEW REPLACED OLD PANEL	final	09/26/2011	12/22/2011	0.00
EL-11-04-5524	04/07/2011	625 BILTMORE WAY	ELEC COMMERCIAL / RESIDENTIAL WORK	11 SOCKETS,10 OUTLETS,RE- LOCATE 125 AMP PANEL	final	05/05/2011	07/11/2011	0.00

The City's online services are protected with an **SSL encryption certificate**. For technical assistance, please call 305-569-2448 (8am-5pm, M-F).



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Permit#:	App. Date	Street Address	Type	Description	Status	Issue Date	Final Date	Fees Due
RC-19-04-5808	04/30/2019	625 BILTMORE WAY	BLDG RECERT / CRB	BUILDING RECERTIFICATION (1969) CONSTRUCTION REGULATION BOARD CASE #19-9039 AND UNSAFE STRUCTURES	issued	04/30/2019		600.00

The City's online services are protected with an **SSL encryption certificate**. For technical assistance, please call 305-569-2448 (8am-5pm, M-F).



## City of Coral Gables Fire Department

### Fire Prevention Division

2815 Salzedo Street, Coral Gables, FL 33134

Fax (305) 460-5598

The items noted below are in violation of the Florida Fire Prevention Code and/or the Florida Administrative Code. Nothing in this report supersedes any previously written, still existing violations for this occupancy/building. You are directed to comply with corrective measures as indicated.

<b>Occupant Name:</b>	625 Biltmore Way Condominium - 91 units	<b>Inspection Date:</b>	8/6/2019
<b>Address:</b>	625 Biltmore Way Coral Gables	<b>InspectionType:</b>	AA-Tactical, Apartment / Condo, Highrise
		<b>Inspected By:</b>	Leonard Veight 305-460-5577 lveight@coralgables.com
<b>Suite:</b>		<b>Occ. Sq. Ft.:</b>	0
		<b>Occupant Number:</b>	018566

Insp. Result	Location	Code Set	Code
Fail	Floor 1	FL NFPA 01 2015 Doors	16.3.4.4 - Key box approved type (Knox Box) and current keys to gain access

**Inspector Comments:** The key box shall be an approved type and shall contain keys to gain access as required by the AHJ. (See Section 18.2.) [241.7.5.4]

Failure to provide knox box entry system at main entrance.

Fail	Floor 1	FL NFPA 101 2015 Chapter 7 Means of Egress	7.2.1.15.1 - Excerpt: Where required by Chapters 11 through 43, the following...
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**Inspector Comments:**

Where required by Chapters 11 through 43, the following door assemblies shall be inspected and tested not less than annually in accordance with 7.2.1.15.2 through 7.2.1.15.7:

- (1) Door leaves equipped with panic hardware or fire exit hardware in accordance with 7.2.1.7
- (2) Door assemblies in exit enclosures
- (3) Electrically controlled egress doors
- (4) Door assemblies with special locking arrangements subject to 7.2.1.6

Provide annual inspection report for all fire and smoke barrier doors throughout building.

Fail	Floor 1	FL NFPA 101 2015 Chapter 7 Means of Egress	7.2.2.4.6.3 - Excerpt: Open guards, other than approved existing open guards, shall...
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**CITY'S**

**EXHIBIT**

3

**Inspector Comments:**

Open guards, other than approved existing open guards, shall have intermediate rails or an ornamental pattern such that a sphere 4 in. (100 mm) in diameter is not able to pass through any opening up to a height of 34 in. (865 mm), and the following also shall apply:

(1) The triangular openings formed by the riser, tread, and bottom element of a guardrail at the open side of a stair shall be of such size that a sphere 6 in. (150 mm) in diameter is not able to pass through the triangular opening.

(2) In detention and correctional occupancies, in industrial occupancies, and in storage occupancies, the clear distance between intermediate rails, measured at right angles to the rails, shall not exceed 21 in. (535 mm).

All stairwell guard rails.

<b>Fail</b>	Floor 1	FL NFPA 101 2015 Chapter 7 Means of Egress	7.2.12.2.5 - Excerpt: The area of refuge shall be provided with a...
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**Inspector Comments:** The area of refuge shall be provided with a two-way communication system for communication between the area of refuge and a central control point. The door opening to the stair enclosure or the elevator door and the associated portion of the area of refuge that the stair enclosure door opening or elevator door serves shall be identified by signage. (See 7.2.12.3.5.)

Provide two way radio communication for all areas of refuge throughout building.

<b>Fail</b>	Floor 1	FL NFPA 101 10 Chapter 31 Existing Apartment Buildings	31.2.1.2 - Failure to provide secondary means of escape from a one or two family dwelling unit.
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**Inspector Comments:** Provide secondary means of escape as per NFPA 101 Chapter 24 for one and two family dwelling units.

Provide secondary means of escape for each floor or provide full fire sprinkler protection throughout building.

<b>Fail</b>	Floor 1	FL NFPA 01 2015 Trash Chute	11.6.2 - Failure to maintain trash, and laundry chute to close and latch.
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**Inspector Comments:** Maintain trash and laundry chute in proper working order.

Failure to maintain trash chute doors and devices , all floors throughout building.

<b>Fail</b>	Floor 1	FL NFPA 101 2015 Chapter 31 Existing Apartment Buildings	31.3.4.5.3 - Excerpt: In buildings other than those equipped throughout with an...
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**Inspector Comments:** In buildings other than those equipped throughout with an existing, complete automatic smoke detection system or a complete, supervised automatic sprinkler system in accordance with 31.3.5, smoke alarms shall be installed in every sleeping area in accordance with 9.6.2.10, as modified by 31.3.4.5.4.

Smoke detectors are required inside and outside all sleeping rooms.

<b>Fail</b>	Floor 1	FL NFPA 101 10 Chapter 31 Existing Apartment Buildings	31.4.1.1 - Excerpt: High-rise buildings shall comply with 31.2.11.1 and 31.3.5.12...
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<b>Fail</b>	Floor 1	FL NFPA 101 10 Chapter 31 Existing Apartment Buildings	31.3.5.12 - High-Rise Building Sprinklers.
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**Inspector Comments:** All high-rise buildings, other than those meeting 31.3.5.12.1 or 31.3.5.12.2, shall be protected throughout by an approved, supervised automatic sprinkler system in accordance with 31.3.5.3 not later than December 31, 2019.

<b>Fail</b>	Floor 1	FL NFPA 101 10 Chapter 31 Existing Apartment Buildings	31.3.4.5.3 - Excerpt: In buildings other than those equipped throughout with an...
<p><b>Inspector Comments:</b> In buildings other than those equipped throughout with an existing, complete automatic smoke detection system or a complete, supervised automatic sprinkler system in accordance with 31.3.5, smoke alarms shall be installed in every sleeping area in accordance with 9.6.2.10, as modified by 31.3.4.5.4.</p> <p>Provide smoke detectors inside and outside of all sleeping rooms.</p>			
<b>Fail</b>	Floor 1	FL NFPA 101 10 Chapter 31 Existing Apartment Buildings	31.3.5.12.1 - Excerpt: All high-rise buildings, other than those meeting 31.3.5.12.2 or...
<b>Fail</b>	Floor 1	FL NFPA 101 10 Chapter 31 Existing Apartment Buildings	31.2.2.12.1 - Excerpt: Areas of refuge complying with 7.2.12 shall be permitted...
<p><b>Inspector Comments:</b> Areas of refuge complying with 7.2.12 shall be permitted, as modified by 31.2.2.12.2.</p> <p>Provide two areas of refuge for all upper floors.</p>			
<b>Fail</b>	Floor 1	FL NFPA 101 10 Chapter 31 Existing Apartment Buildings	31.3.5.12.3 - Excerpt: An automatic sprinkler system shall not be required in...
<p><b>Inspector Comments:</b> An automatic sprinkler system shall not be required in buildings having an approved, engineered life safety system in accordance with 31.3.5.12.4.</p> <p>Effective 1-1-17.</p>			
<b>Fail</b>	Floor 1	FL NFPA 101 10 Chapter 31 Existing Apartment Buildings	31.3.5.12.4.1 - Excerpt: When used to satisfy the requirements of 31.3.5.12.3, the...
<p><b>Inspector Comments:</b> When used to satisfy the requirements of 31.3.5.12.3, the term "Engineered Life Safety System" shall only apply as an alternative to complete automatic fire sprinkler protection in existing high-rise buildings. An "Engineered Life Safety System" does not apply to existing low-rise buildings.</p> <p>Effective date 1-1-17.</p>			
<b>Fail</b>	Floor 1	FL NFPA 101 10 Chapter 31 Existing Apartment Buildings	31.3.6.2.3 - Excerpt: Doors that open onto exit access corridors shall be...
<p><b>Inspector Comments:</b> Doors that open onto exit access corridors shall be self-closing and self-latching.</p> <p>All unit doors and other doors that open into corridors shall be equipped with self closing and latching devices, and shall require an annual inspection and testing program to insure all doors are operating as designed.</p>			
<b>Fail</b>	Floor 1	FL NFPA 101 10 Chapter 31 Existing Apartment Buildings	31.3.6.4 - Transoms, Louvers, or Transfer Grilles.
<p><b>Inspector Comments:</b> Transoms, louvers, or transfer grilles shall be prohibited in walls or doors of exit access corridors.</p> <p>Remove all transfer grilles from corridors throughout building.</p>			

<b>Fail</b>	Floor 1	NFPA 72 07 Pull stations	5.13.4 - Excerpt: The operable part of each manual fire alarm box...
<b>Inspector Comments:</b> The operable part of each manual fire alarm box shall be not less than 1.1 m (31/2 ft) and not more than 1.37 m (4 1/2 ft) above floor level.			
Failure to install pull boxes to proper height.			
<b>Fail</b>	Floor 1	NFPA 25 2014 Chapter 6 Standpipe and Hose Systems	6.1.2 - Maintenance for standpipes, and hoses
<b>Inspector Comments:</b> Table 6.1.2 shall be used for the inspection, testing, and maintenance of all classes of standpipe and hose systems.			
Failure to certify fire hose cabinets and standpipe for the year.			
<b>Fail</b>	Floor 1	FL NFPA 01 2015 Smoke Control Systems	11.8.3 - Failure to maintain smoke control system.
<b>Inspector Comments:</b> Maintain smoke control in an approved manner.			
Failure to provide smoke control for building.			
<b>Fail</b>	Floor 1	FL NFPA 101 2015 Chapter 31 Existing Apartment Buildings	31.2.1.2 - Failure to provide secondary means of escape from a one or two family dwelling unit.
<b>Inspector Comments:</b> Provide secondary means of escape as per NFPA 101 Chapter 24 for one and two family dwelling units.			
Provide secondary means of escape for each floor or provide full fire sprinkler protection throughout building.			
<b>Fail</b>	Floor 1	FL NFPA 101 2015 Chapter 31 Existing Apartment Buildings	31.2.2.12.1 - Excerpt: Areas of refuge complying with 7.2.12 shall be permitted...
<b>Inspector Comments:</b> Areas of refuge complying with 7.2.12 shall be permitted, as modified by 31.2.2.12.2.			
Provide two areas of refuge for all upper floors.			
<b>Fail</b>	Floor 1	FL NFPA 101 2015 Chapter 31 Existing Apartment Buildings	31.3.5.12.1 - Excerpt: All high-rise buildings that are condominiums, other than those...
<b>Inspector Comments:</b> All high-rise buildings that are condominiums, other than those meeting 31.3.5.12.2 or 31.3.5.12.3, shall be protected throughout by an approved, supervised automatic sprinkler system in accordance with 31.3.5.2, not later than December 31, 2019.			

A re-inspection will occur on or after 9/9/2019.

Failure to correct violations within 15 days of re-inspection is subject to penalties up to and including the issuance of Civil Citations in the amount of \$200 per violation / per day.

Failure to provide immediate corrective measures when required, may result in administrative action including but not limited to: mandatory fire watch, building evacuation, or stoppage of all work.

Per City Ordinance 30-4, a Fire Inspection Fee will be billed for this inspection. All fees are subject to change without prior notice.



## The City of Coral Gables

### Development Services Department

CITY HALL 405 BILTMORE WAY

CORAL GABLES, FLORIDA 33134

February 11, 2019

### VIA CERTIFIED MAIL

7018 0680 0001 3977 4023

GABLES PLAZA CONDOMINIUM ASSOC INC  
C/O DAVID E BETTS  
625 BILTMORE WAY #101  
CORAL GABLES, FL 33134

RE: 625 BILTMORE WAY

FOI# 03-4117-026-0001

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 1969. 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; no additional documents or photographs are necessary. 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](http://www.miamidade.gov/pa/property_recertification.asp). The Recertification Report fee of \$380.63 and additional document and filing fees shall be submitted to the Development Services Department, 405 Biltmore Way, 3<sup>rd</sup> 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, 7:30 am to 3:20 pm to this Department.

Thank you for your prompt attention to this matter.

Manuel Z. Lopez, P.E.  
Building Official

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EXHIBIT

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[FAQs > \(https://www.usps.com/faqs/uspstracking-faqs.htm\)](https://www.usps.com/faqs/uspstracking-faqs.htm)

## Track Another Package +

**Tracking Number:** 70180680000139774023

Remove X

Your item was delivered to an individual at the address at 5:08 pm on February 14, 2019 in MIAMI, FL 33134.



February 14, 2019 at 5:08 pm  
Delivered, Left with Individual  
MIAMI, FL 33134

Feedback

### Tracking History

**February 14, 2019, 5:08 pm**  
Delivered, Left with Individual  
MIAMI, FL 33134

Your item was delivered to an individual at the address at 5:08 pm on February 14, 2019 in MIAMI, FL 33134.

**February 14, 2019**  
In Transit to Next Facility

**February 13, 2019, 10:54 pm**  
Departed USPS Regional Facility  
MIAMI FL DISTRIBUTION CENTER

**February 12, 2019, 7:41 pm**  
Arrived at USPS Regional Facility  
MIAMI FL DISTRIBUTION CENTER



## The City of Coral Gables

Development Services Department

CITY HALL 405 BILTMORE WAY

CORAL GABLES, FLORIDA 33134

April 30, 2019

Gables Plaza Condominium Association Inc.  
c/o David E. Betts  
625 Biltmore Way #101  
Coral Gables, Florida 33134

**ADDRESS: 625 Biltmore Way**  
**PROPERTY FOLIO #: 03-4117-026-0001**

Dear Property Owner/Manager:

This Department has received the Building Recertification Report ("Report") 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 safe occupancy as prescribed in the Miami-Dade County Code, Section 8-11.

Pursuant to said Code, you must complete the repairs **one hundred and fifty (150) calendar days from the date of the recertification notice, February 11, 2019**. Once the repairs have been completed the original architect/engineer shall provide a follow-up Report and cover letter(s) indicating the building is now recommended for recertification.

If you have any questions regarding the specific repairs identified in the Report please contact the original architect/engineer which prepared the Report.

Sincerely,

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

Manuel Z. Lopez, P.E.  
Building Official



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

CITY OF CORAL GABLES,  
Petitioner,

Case No. 19-9039

vs.

GABLES PLAZA CONDOMINIUM ASSOC. INC.  
c/o David E. Betts  
625 Biltmore Way #101  
Coral Gables, Florida 33134-7536

Return receipt number:

**7018 2290 0001 6693 8226**

Respondent.

**NOTICE OF UNSAFE STRUCTURE VIOLATION FOR FAILURE TO RECERTIFY  
AND NOTICE OF HEARING**

Date: August 28, 2019

Re: **625 Biltmore Way**, Coral Gables, Florida 33134 and legally described as Lots 13 thru 30, Block 2, of CORAL GABLES BILTMORE SECTION, according to the Plat thereof, as recorded in Plat Book 20, Page 28, of the Public Records of Miami-Dade County, Florida; and having folio number 03-4117-026-0001 ("Property").

The City of Coral Gables ("City") Building Official has inspected the records relating to the Structure in accordance with Article III, Chapter 105 of the City Code, pertaining to unsafe structures, and Section 8-11 of the Miami-Dade County Code, as applicable in the City, pertaining to existing buildings. **The Structure is hereby declared unsafe** by the Building Official and is presumed unsafe pursuant to Section 105-1 86(j)(13) of the City Code for failure to timely comply with the maintenance and recertification requirements of the Florida Building Code or Section 8-11 of the Miami-Dade County Code.


**Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, 2<sup>nd</sup> Floor, Coral Gables, Florida 33134, on September 16, 2019, at 2:00 p.m.**

You may appeal the decision of the Building Official to the Board by appearing at the hearing. 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 Belkys Garcia, Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134, bgarcia@coralgables.com, tel: (305) 460-5229. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 2:30 p.m.

If the Required Action is not completed before the above hearing date, the Building Official may 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 until the Required Action is completed. The Building Official may also order demolition of the Structure and the City may recover the costs incurred against the Property and the Owner of record.

If the Property owner or other interested party does not take all Required Action or prevail at the hearing, the Construction Regulation Board may impose fines not to exceed \$250 for each day the violation continues past the date set for compliance and may also enter an order of demolition and assess all costs of the proceedings, in an amount not less than \$600, and the costs of demolition and other required action, for which the City shall have a lien against the Property owner and the Property.

Please govern yourself accordingly.

  
Belkys Garcia, Secretary to the Board

#### ADA 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.

Presentations made to this Board are subject to the City's False Claims Ordinance, Chapter 39 of the City of Coral Gables Code.

**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](mailto: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](mailto:relejabarrieta@coralgables.com), Telephone: 305-722-8686, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.



CITY OF CORAL GABLES  
DEVELOPMENT SERVICES DEPARTMENT  
Affidavit of Posting

Case #: 19-9039

Title of Document Posted: Construction Regulation Board, Notice of Unsafe Structure Violation  
For Failure To Recertify and Notice of Hearing

I, JOSE PAZ, DO HEREBY SWEAR/AFFIRM THAT  
THE AFOREMENTIONED NOTICE WAS PERSONALLY POSTED, BY ME, AT THE  
ADDRESS OF 625 BILTMORE WAY, ON 8-28-19  
AT 8:58 AM.

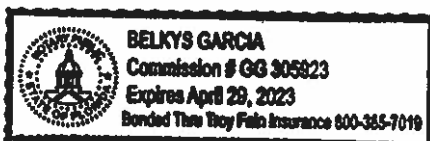
JOSE PAZ  
Employee's Printed Name

[Signature]  
Employee's Signature

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

Sworn to (or affirmed) and subscribed before me this 28<sup>th</sup> day of August, in  
the year 2019, by Jose Paz who is personally known to  
me.

My Commission Expires:



Belkys Garcia  
Notary Public

625 BILTMORE WAY



BEFORE THE CONSTRUCTION REGULATION BOARD  
FOR THE CITY OF CORAL GABLES

CITY OF CORAL GABLES,  
Petitioner,

Case No. 19-0039

vs.

GABLES PLAZA CONDOMINIUM ASSOC., INC.  
c/o David L. Tien  
625 Biltmore Way #101  
Coral Gables, Florida 33134-7556

Return receipt number

7016 2290 0001 6693 6226

Respondent.

**NOTICE OF UNSAFE STRUCTURE VIOLATION FOR FAILURE TO RECTIFY  
AND NOTICE OF HEARING**

Date: August 29, 2019

Re: **625 Biltmore Way**, Coral Gables, Florida 33134 and legally described as Lots 13 thru 30, Block 2, of CORAL GABLES BILTMORE SECTION, according to the Plat thereof, as recorded in Plat Book 30, Page 28, of the Public Records of Miami-Dade County, Florida, and having folio number 03-4117-026-0001 ("Property").

The City of Coral Gables ("City") Building Official has inspected the records relating to the Structure in accordance with Article III, Chapter 105 of the City Code, pertaining to unsafe structures, and Section 5-11 of the Miami-Dade County Code, as applicable in the City, pertaining to existing buildings. The Structure is hereby declared unsafe by the Building Official and is pronounced unsafe pursuant to Section 105-1, 105(1)(1) of the City Code for failure to timely comply with the maintenance and rehabilitation requirements of the Florida Building Code or Section 5-11 of the Miami-Dade County Code.

Therefore, this matter is set for hearing before the City's Construction Regulation Board ("Board") in the Commission Chambers, City Hall, 405 Biltmore Way, 2<sup>nd</sup> Floor, Coral Gables, Florida 33134, on September 16, 2019, at 2:00 p.m.

You may appeal the decision of the Building Official to the Board by appearing at the hearing. 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 Helkys Garcia, Secretary to the Board, at City of Coral Gables, Development Services Department, 405 Biltmore Way, 3rd Floor, Coral Gables, FL 33134, [hgarcia@coralgables.com](mailto:hgarcia@coralgables.com), tel: (305) 460-5229. The Development Services Department's hours are Monday through Friday, 7:30 a.m. to 2:30 p.m.



DIVISION of  
**CORPORATIONS**  
*an official State of Florida website*

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## Detail by Entity Name

Florida Not For Profit Corporation

GABLES PLAZA CONDOMINIUM ASSOCIATION, INC.

### Filing Information

<b>Document Number</b>	748390
<b>FE/EIN Number</b>	59-1929055
<b>Date Filed</b>	08/07/1979
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	INVOLUNTARILY DISSOLVED
<b>Event Date Filed</b>	11/14/1986
<b>Event Effective Date</b>	NONE

### Principal Address

625 BILTMORE WAY  
SUITE 101  
CORAL GABLES, FL 33134

Changed: 01/09/2012

### Mailing Address

625 BILTMORE WAY  
SUITE # 101  
CORAL GABLES, FL 33134

Changed: 01/09/2012

### Registered Agent Name & Address

Betts, David E, MNGR  
625 BILTMORE WAY  
SUITE # 101  
CORAL GABLES, FL 33134

Name Changed: 01/07/2013

Address Changed: 01/09/2012

**Officer/Director Detail**

**Name & Address**

Title VPD

Curbelo, Aymee  
625 BILTMORE WAY # 704  
CORAL GABLES, FL 33134

Title Director

SUAREZ, JOSE F  
625 BILTMORE WAY #806  
CORAL GABLES, FL 33134

Title Director

CHISENA, MARISA  
625 BALTIMORE WAY #904  
CORAL GABLES, FL 33134

Title Secretary

SOLIS-SILVA, JOSE ADR.  
625 BALTIMORE WAY #105  
CORAL GABLES, FL 33134

Title President

Grandin, Valerie  
625 BILTMORE WAY # 305  
CORAL GABLES, FL 33134

**Annual Reports**

Report Year	Filed Date
2018	03/27/2018
2018	06/07/2018
2019	02/06/2019

**Document Images**

[02/06/2019 -- ANNUAL REPORT](#)

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[06/07/2018 -- AMENDED ANNUAL REPORT](#)

[View image in PDF format](#)

[03/27/2018 -- ANNUAL REPORT](#)

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<a href="#">01/22/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
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<a href="#">01/07/2013 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/09/2012 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/16/2011 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/05/2010 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/19/2009 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/05/2008 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/08/2007 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/09/2006 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/04/2005 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">07/01/2004 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/01/2003 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/12/2002 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/02/2001 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">06/06/2000 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/06/1999 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/14/1998 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/12/1997 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/01/1996 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/01/1995 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>

# **SUBMITTED RECERTIFICATION REPORT**



# ARCBUILDERS

AND GROUP INC.

The RECERTIFICATION Specialist for Three Decades.

7301 S.W. 83 Court  
Miami, FL 33143-3821  
T (305) 275-6310 | (954) 524-8928  
F (305) 275-6309  
F2 (888) 744-8925  
www.arcbuildersandgroup.com

RE: 03-4117-026-0001

DATE: April 3, 2019

OWNER NAME: Gables Plaza Condominium

Property Address: 625 Biltmore Way, Coral Gables, FL BLDG. 1

DATE of INSPECTION FOR PURPOSES OF THIS DOCUMENT: February 27 and March 14,, 2019

City of Coral Gables Building Department  
405 Biltmore Way, 3<sup>rd</sup> Floor  
Coral Gables, FL 33134

ORIGINAL

Dear Mr. Manuel Z. Lopez, P.E. , Building Official:

Based on my evaluation as attached hereto of the aforementioned property, this building(s) requires both structural and electrical repairs/corrections/alterations for a safe continued use and occupancy as provided for Re-Certification.

Therefore, on behalf of my client, I am respectfully requesting that this building(s) be \*granted Re-certification per Section 8-11(f) of the Code of Miami-Dade County upon the proper completion of the items as contained herein, our subsequent verification and written notification to your office.

As routine matter, in order to avoid possible misunderstanding, nothing in this report should be construed directly or indirectly as a guarantee or warranty for any portion of the structure(s). To the best of my knowledge and ability, this report represents an accurate appraisal of the applicable and present condition of the building(s) based upon the careful evaluation of the observed conditions and documentation as provided by property owner, to the extent reasonably possible. Further it is understood by all parties to include the property owner that the recommendation for \*Re-Certification by Arcbuilders and Group, Inc. or the granting of \*Re-Certification by the Building Department does not release or indemnify the property owner in any way or form from properly maintaining the ~~subject property safe~~ for continued use and occupancy at all times.

Thank you for your attention to this matter.

Very truly yours,

Rick Hernandez Capote, R.A., A.I.A., AR0013379  
President

Dade County Building and Roofing Inspector BN2418  
Special Inspector State of Florida No.0976



#### Additional

Comments: \*This report is prepared and is to be submitted to the Building Official as may be required for Re-Certification as referenced above, this report is not intended to be a buyer/seller inspection report nor is it to be used for any other purpose than that specifically stated herein. Arcbuilders and Group, Inc makes no claim as to the validity of any documentation provided by owner and which we rely on for validity. Neither permit nor property history was made available or examined for purposes of this report. This report is not a zoning or code compliance report. The contents of this report is based on applicable areas made accessible at the time of the scheduled inspection, all other areas are excluded. No testing is part of this report. This report is not to be copied, faxed or altered in any way, additionally each page must bear the original signature and seal on each page or all contents is void and null. There is no warranty or guarantee expressed or implied and this document is not transferrable to any person or entity for any purpose. Any repairs/corrections/alterations must be performed in compliance with FBC, NEC and all applicable codes and ordinances. Should any violations or open permits exist all must be corrected prior to granting of Re-Certification. Accordingly the Building Official at his or her discretion or interpretation of the applicable codes may refuse to grant a recommendation of Re-Certification. This report is limited to the items specifically included by the Section 8-11 (f) of the Code of Miami-Dade County and does not include many aspects of compliance to include but not limited to ADA, plumbing, zoning, Fair Housing, NFPA, or certification of building code compliance.

Architects • Permit Administrators • Special Inspectors • Project Managers •  
Violation Experts • General Contractors • Zoning Advisors

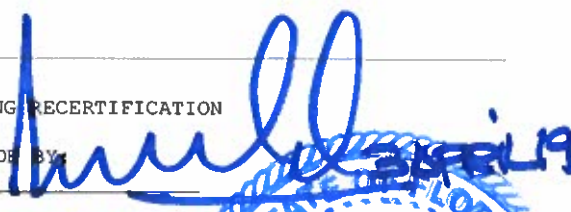
LIC. AAC001931 CGC1505483 A.I.A. AR0013379 BN2418 ID0003603

## MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING RECERTIFICATION

INSPECTION COMMENCE  
DATE: FEBRUARY 27, 2019

INSPECTION COMPLETED  
DATE: March 14, 2019

MUST BE SIGNED AND  
SEALED BY ARCHITECT OR  
ENGINEER

INSPECTION MADE BY:  
SIGNATURE: 

PRINT NAME: Rick Hernandez-Capote, R.A.  
TITLE: AR 0013379, AAC001931

ADDRESS: 7301 SW 83 Court,  
Miami-Dade, FL 33143  
PHONE: (305) 275-6310  
FAX: (305) 275-6309



## 1. Description of Structure:

- a. Name or Title: GABLES PLAZA CONDOMINIUM ASSOC INC
- b. Property address: 625 BILTMORE WAY, CORAL GABLES, FL 33134
- c. Legal description: GABLES PLAZA CONDO CORAL GABLES BILTMORE SEC
- d. Owner's name: Same as title- Please Refer to Property Appraiser for List of Condo Owners
- e. Owner's mail address: 625 BILTMORE WAY #101, CORAL GABLES, FL 33134
- f. Building Official Folio Number: 03-4117-026-0001 ( Reference Only)
- g. Building Code Occupancy Classification: MULTI FAMILY
- h. Present use: Condo-MULTI FAMILY 91 UNITS
- i. General description, type of construction, size, number of stories, and special features.  
CBS, 15 stories, per Dade County Property Appraiser was built 1969, and has 91 Residential Units ASF.
- j. Additions to original structure. No property permit history was either made available or reviewed for purposes of this report except as may be attached herein. Areas inspected were those made available by property owner/representative on day of inspection. All gas lines, all plumbing lines, meters and appliances and equipment are specifically excluded for purposes of this report, however we urge property owner to take any and all necessary precautions to assure that these items are properly maintained to protect property and above all life safety.

## 2. Present Condition of Structure:

- a. General alignment (note, good, fair, poor, explain if significant)
  1. Bulging- FAIR TO POOR, for age of structure. PLEASE REFER TO 2B.
  2. Settlement- FAIR TO POOR, for age of structure. PLEASE REFER TO 2B.
  3. Deflections- FAIR TO POOR, for age of structure. PLEASE REFER TO 2B.
  4. Expansion- FAIR TO POOR, for age of structure. PLEASE REFER TO 2B.
  5. Contraction- FAIR TO POOR, for age of structure. PLEASE REFER TO 2B.

This report is not a Buyers Report, Due Diligence, Insurance Inspection, Mitigation Document or for any other purpose other than to be prepared and submitted to the Building Official solely in accordance and with the purpose of compliance with Section 8-11 (f) of the Code of Miami-Dade County, any other use is strictly prohibited and voids all content. This report must bear the original signature and embossed seal on each page or it is void of all contents. This report is not transferable to any party. Copying, faxing and/or any alteration of this report is strictly prohibited and voids all content. Both Building (Structural) and Electrical Reports must be attached and accompanied by a cover letter to the building official. As routine matter, in order to avoid possible misunderstanding, nothing in this report should be construed directly or indirectly as a guarantee for any portion of the structure(s). We rely on the validity of documentation provided by owner for repairs/alterations/corrections. No property/permit history was either made available or reviewed for purposes of this report. No testing is part of this inspection, only visual observations were conducted of areas and components as made accessible by property owner. Any repairs/alterations/modifications must be in compliance with FBC, NEC and all applicable codes and ordinances. If any violations or open permits exist all must be corrected prior to granting of Re-Certification. Further, it is understood by all parties that regardless of the content of this report, by submitting this report to the Building Department, property owner is not exempt, released or indemnified from any responsibility and liability to continuously verify, correct, repair and maintain all components of this building safe for continued use and occupancy whether included in this limited inspection report or not.

- b. Portions showing distress (note beams, columns, structural walls, floors, roofs, other)
- STRUCTURAL ANALYSIS AND TESTING OF EXISTING BASEMENT SLAB AROUND COLUMN SUPPORTS AT MULTIPLE LOCATIONS IS REQUIRED. NEW STRESS CRACKS AND BULGING WAS OBSERVED AROUND MULTIPLE COLUMNS, INCLUDING MOISTURE SEEPAGE. PAST HISTORY OF HYDROSTATIC PRESSURE AND REMEDIAL REPAIRS HAVE BEEN DONE TO THESE AREAS. CONCRETE SPALLING DAMAGE AND WATER SEEPAGE OBSERVED AT NORTH SIDE BASEMENT CEILING SLABS DUE TO IMPROPER DRAINAGE OF PLANTERS ABOVE. EXISTING UPPER DECK PARKING STRUCTURE AND PERIMETER RETAINING WALLS REQUIRE AT A MINIMUM CONCRETE RESTORATION AND WATER PROOFING OR OTHER MORE SIGNIFICANT REMEDY. ANALYSIS AND TESTING OF EXPANSION JOINTS IS SEEMINGLY UNDERWAY. FOLLOWING STRUCTURAL TESTING AND ANALYSIS DESIGN DOCUMENTS WILL BE REQUIRED TO PROVIDE PROPER REMEDY AND PERSCRIPTION. PERMITS AND CLOSEOUT WILL BE REQUIRED..
  - METAL STAIRCASE AND STEEL I BEAM (SUPPORT FOR MECHANICAL EQUIPMENT) AT ROOFTOP NEEDS TO BE CLEANED, PRIMED AND PAINTED OR OTHER REMEDY TO INCLUDE REPLACEMENT MAY BE NECESSARY.
  - PLEASE SEE THE ATTACHED FIRE DEPARTMENT INSPECTION REPORT DATED 1/17/2018- VIOLATIONS ARE PENDING RESOLUTION- YET MANAGEMENT HAS PROVIDED DOCUMENTS AS TO THE PROCESS THEY ARE CURRENTLY UNDERTAKING. ACCORDINGLY, PLEASE REFER TO ATTACHED ELSS SPRINKLER SPECIFICATIONS AND SMOKE CONTROL RATIONAL ANALYSIS AND BID SPECIFICATION AS PROVIDED BY OWNERSHIP/MANAGEMENT. NEW IMPROVEMENTS FOR LIFE SAFETY, INCLUDING BUT NOT LIMITED TO, FIRE SUPPRESSION SPRINKLER SYSTEM THROUGHOUT COMMON AREAS AND RESIDENTIAL UNITS, NEW FIRE CONTROL PANEL, ELECTRICAL HARD WIRED SMOKE DETECTORS FOR COMMON AREAS AND ALL RESIDENTIAL UNITS, MECHANICAL SMOKE EVACUATION SYSTEM FOR ALL COMMON AREAS, AND STAND BY POWER GENERATOR. OWNERSHIP TO PROVIDE, ALL PERMITS AND FINALED INSPECTIONS FOR FIRE VIOLATIONS RESOLUTIONS.
  - PLEASE SEE ATTACHED PERMIT SEARCH FROM THE ONLINE CITY OF CORAL GABLES WEBSITE. ALL PENDING AND ISSUED PERMITS ARE TO BE PROPERLY CLOSED OR CANCELLED.
  - CENTRAL BOILER WAS SIGNIFICANTLY REFURBISHED -PROPER PERMITS ARE TO BE OBTAINED, ISSUED AND CLOSED.
  - GENERATOR IS BEING REPLACED- PROPER PERMITS ARE TO BE ISSUED AND CLOSED.
  - COPY OF CURRENT 2019 HRS POOL INSPECTION AND CERTIFICATE IS REQUIRED.
  - UPDATED ANNUAL ELEVTAR INSPECTION IS REQUIRED FOR 2019.
  - ROOFTOP FANS AND OTHER MISC.EQUIPMENT ARE TO BE PROPERLY SECURED BY MECHANICAL CONTRACTOR.
  - ALL RESIDENTIAL UNITS WITH WASHER AND DRYER WITHIN THE UNITS WILL REQUIRE EITHER LEGALIZATION OF SAME OR PROPER REMOVAL.

Any required corrections/repairs/alterations must be in compliance with FBC, NEC and all applicable codes and ordinances. This report is not for bidding or for permitting purposes. Additionally, property owner is responsible and liable to continuously maintain property safe for continued use and occupancy.

- c. Surface conditions - describe general conditions of finishes, noting cracking, spalling, peeling, signs of moisture penetration and stains.
- Surface conditions have FAIR TO POOR Appearance 50 years +. PLEASE REFER TO 2B. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.
- d. Cracks - note location in significant members. Identify crack size as HAIRLINE if barely discernable; FINE if less than 1mm in width; MEDIUM if between 1 and 2 mm in width; WIDE if over 2mm.

This report is not a Buyers Report, Due Diligence, Insurance Inspection, Mitigation Document or for any other purpose other than to be prepared and submitted to the Building Official solely in accordance and with the purpose of compliance with Section 8-11 (f) of the Code of Miami-Dade County, any other use is strictly prohibited and voids all content. This report must bear the original signature and embossed seal on each page or it is void of all contents. This report is not transferable to any party. Copying, faxing and/or any alteration of this report is strictly prohibited and voids all content. Both Building (Structural) and Electrical Reports must be attached and accompanied by a cover letter to the building official. As routine matter, in order to avoid possible misunderstanding, nothing in this report should be construed directly or indirectly as a guarantee for any portion of the structure(s). We rely on the validity of documentation provided by owner for repairs/alterations/corrections. No property/permit history was either made available or reviewed for purposes of this report. No testing is part of this inspection, only visual observations were conducted of areas and components as made accessible by property owner. Any repairs/alterations/modifications must be in compliance with FBC, NEC and all applicable codes and ordinances. If any violations or open permits exist all must be corrected prior to granting of Re-Certification. Further, it is understood by all parties that regardless of the content of this report, by submitting this report to the Building Department, property owner is not exempt, released or indemnified from any responsibility and liability to continuously verify, correct, repair and maintain all components of this building safe for continued use and occupancy whether included in this limited inspection report or not.



**SIZES VARY ; PLEASE REFER TO 2B FOR AREAS OF CONCERN.** It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

- e. General extent of deterioration - cracking or spalling of concrete or masonry; oxidation of metals; rot or borer attack in wood.

**PLEASE REFER TO 2B.** Provide continued observations and inspections for termites and other possible agents that may cause deterioration, due to age of building. Also proactive preventive maintenance should be practiced. No testing for termites, other pest, deteriorating agent, contaminant or other is part of this examination or report. Fumigation to be provided on a regular basis by owner as needed.

- f. Previous patching or repairs

**PLEASE REFER TO 2B.** Continue preventative maintenance and repairs as may be necessary. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

- g. Nature of present loading - indicate residential, commercial, other estimate magnitude.

**Structural MULTIFAMILY loading is in NEED OF ANALYSIS , TESTING AND REPAIR , built 1969. PLEASE REFER TO 2B.**

- h. Availability of original construction drawings - location description

Not at premise, during visual observations.

### 3. Inspections:

- a. Date of notice of required inspection: FEBRUARY 11, 2019
- b. Date(s) of actual inspection: FEBRUARY 27 AND March 14, 2019
- c. Name and qualification of individual submitting inspection report: RICARDO HERNANDEZ-CAPOTE  
Rick Hernandez-Capote, R.A. AR0013379, AAC001931
- d. Description of any laboratory or other formal testing, if required, rather than manual or visual procedures:

Visual observations conducted at present. This report is a "snapshot" of observed conditions of accessible and applicable components on the day of inspection. No testing is part of this report. Additionally, we rely on the validity of documentation as may be provided by owner for repairs performed to their property and for which they are solely responsible and liable for assuring they meet proper compliance with all applicable codes and life safety. Owner is to conduct proactive preventive maintenance to include any possible testing that may be necessary. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

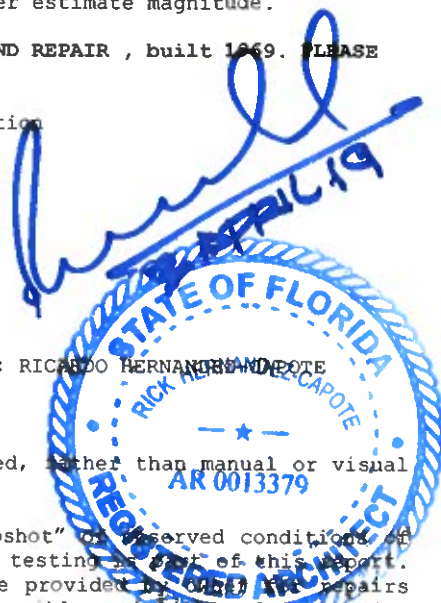
- e. Structural repair - note appropriate line:

1. None required- ( )
2. Required- ( X ) - **PLEASE REFER TO 2B.**

### 4. Supporting data:

- a. See this report, sheets written data and hold harmless executed by owner, as well as other pertinent documentation that we have attached and make reference to in this report..

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- b. N/A photographs.
  - c. N/A drawings or sketches.
5. Masonry Bearing Walls - indicate good, fair, poor on appropriate lines:
- a. Concrete masonry units- Fair to Poor, Please refer to 2b.
  - b. Clay tile or terra cotta units- N/A
  - c. Reinforced concrete tie columns-. Fair to Poor, Please refer to 2b.
  - d. Reinforced concrete tie beams-. Fair to Poor, Please refer to 2b
  - e. Lintels-. Fair to Poor, Please refer to 2b
  - f. Other type bond beams- Fair to Poor, Please refer to 2b
  - g. Masonry finishes - exterior:
    - 1. Stucco-. Fair to Poor, Please refer to 2b
    - 2. Veneer- Fair to Poor, Please refer to 2b
    - 3. Paint only- Good, for age of structure.
    - 4. Other (describe)- N/A
  - h. Masonry finished - interior:
    - 1. Vapor barrier- **Seemingly not watertight at time of inspection. PLEASE REFER TO 2B.** It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.
    - 2. Furring and plaster- Fair appearance
    - 3. Panelling- Fair appearance
    - 4. Paint only- Fair appearance
    - 5. Other (describe)- N/A
  - i. Cracks:
    - 1. Location - note beams, columns, other- PLEASE REFER TO 2B.
    - 2. Description- PLEASE REFER TO 2B.
  - j. Spalling:
    - 1. Location - note beams, columns, other- PLEASE REFER TO 2B.
    - 2. Description- PLEASE REFER TO 2B.
  - k. Rebar corrosion - check appropriate line:
    - 1. None visible- N/A
    - 2. Minor - Patching will suffice- N/A
    - 3. Significant - but patching will suffice- N/A
    - 4. Significant - structural repairs required ( X ) - PLEASE REFER TO 2B.
  - l. Samples chipped out for examination in spall areas:
    - 1. No- (✓)



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2. Yes - describe color texture, aggregate, general quality- N/A

6. Floor and Roof Systems:

a. Roof:

1. Describe (flat, sloped, type roofing, type roof deck, condition)

Flat, built up plies roof with parapet seemingly in good condition for age of building as visibly observed at units/areas made accessible at time of inspection. Please refer to attached Roof Permit Finaled on 10/09/14. No testing is part of this report. Owner is to assure that roof is properly maintained to include proper drainage, preventive measures and upgrades as may be necessary. Age of roof, life expectancy or guarantee of condition is not part of this inspection report. Owner must keep in mind that the average life expectancy of a roof in South Florida can vary by design, age, maintenance and material. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of supports:

COOLING AC TPWER WAS REPLACED WITH PERMIT ME-16-12-7329 and was Finaled on 06/02/2017  
OTHER Equipment and exhaust fans need to be properly secured. PLEASE REFER TO 2B.

3. Note types of drains and scuppers and condition:

Scuppers: Good condition for age of structure.

b. Floor system(s):

1. Describe (type of system framing, material, spans, condition)

Concrete slabs on fill, basement floor; concrete slabs floors 1-14: PLEASE REFER TO 2 B.

- c. Inspection - note exposed areas available for inspection and where it was found necessary to open ceilings, etc. for inspection of typical framing members.

Visual observations conducted of open accessible framing.

7. Steel Framing Systems:

- a. Description: Steel I Beams for rooftop equipment stand AND LADDER

- b. Exposed Steel - describe condition of paint and degree of corrosion: REQUIRED REPAIR PLEASE REFER TO 2B.

- c. Concrete or other fireproofing - note any cracking or spalling and note where any covering was removed for inspection.

Visual observations done of open accessible areas on day of inspection

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

PLEASE REFER TO 2B.

8. Concrete Framing Systems:

- a. Full description of structural system

Concrete masonry units (C.M.U.), Concrete tie beams, grade beams, tie columns.



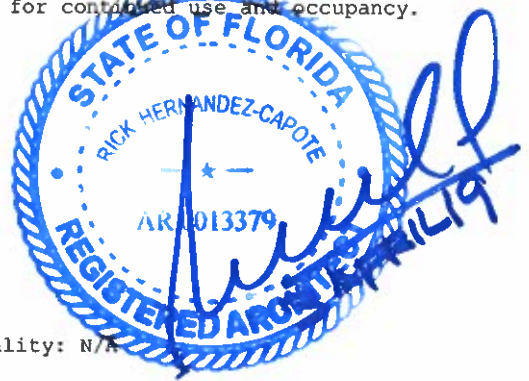
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- b. Cracking:
  1. Not significant- SIGNIFICANT
  2. Location and description of members effected and type cracking - **PLEASE REFER TO 2B.**

- c. General condition:

**STRUCTURE REQUIRES TESTING AND ANALYSIS TO PROVIDE PROPER DESIGN DOCUMENTS WITH PRESCRIPTIVE REMEDIES, built 1969. PLEASE REFER TO 2B.** It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

- d. Rebar corrosion - check appropriate line:
  1. None visible- (✓)
  2. Minor - Patching will suffice- N/A
  3. Significant but patching will suffice- N/A
  4. Significant - structural repaired (describe)- N/A
- e. Samples chipped out in spall areas:
  1. No- (✓)
  2. Yes - describe color, texture, aggregate, general quality: N/A



9. Windows:

- a. Type (wood, steel, aluminum, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other)

**Single hung, shutters and storefront. PLEASE REFER TO ATTACHED PERMIT HISTORY, VARIOUS UNITS HAVE REPLACED THE ORIGINAL WINDOWS.**

- b. Anchorage - type and condition of fasteners and latches:

Machine screws and bolts

- c. Sealants - type and condition of perimeter and sealants & at mullions:

Fair to Good for age of structure. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

- d. Interior seals - type & condition at operable vents:

fair to Good for age of structure. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

- e. General condition:

Good for age of structure, preventative maintenance should continue. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

10. Wood Framing:

- a. Type - fully describe if mill construction, light construction, major spans, trusses:

Secondary

- b. Note metal fittings i.e., angles, plates, bolts, split rings, pintles, other and note condition:

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Suspected toe nailed angles, plates and bolts.

- c. Joints - note if well fitted and still closed:

Seemingly well fitted and still closed as visibly observed for age and use of structure. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

- d. Drainage - note accumulations of moisture:

Seemingly watertight at time of inspection. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

- e. Ventilation - note any concealed spaces not ventilated:

N/A

- f. Note any concealed spaces opened for inspection:

Visual observations conducted of open and visibly accessible spaces.



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**CERTIFICATION OF COMPLIANCE WITH PARKING LOT GUARDRAILS  
REQUIREMENTS IN CHAPTER 8C OF THE CODE OF MIAMI-DADE  
COUNTY**

DATE: March 14, 2019

Re: FOLIO # 03-4117-026-0001  
Property Address: 625 Biltmore Way, Coral Gables BLDG NO. 1  
Building Description: 15 Stories- Multifamily Condo Built 1969

The undersigned states the following:

I am a Florida registered professional engineer or architect with an active license. On 03-14-2019 I inspected the parking lots servicing the above referenced building for compliance with Section 8C-6 and determined the following (check only one)

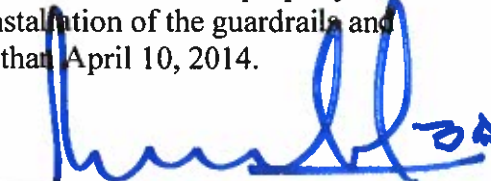
XX The parking lot(s) is not adjacent to or abutting a canal, lake or body of water.

\_\_\_\_\_ The parking lot(s) is adjacent to or abutting a canal, lake or other body of water and parked vehicles are protected by a guardrail that complies with Section 8C-6 of the Miami Dade County Code.

\_\_\_\_\_ The parking lot(s) is adjacent to or abutting a canal, lake or other body of water and parked vehicles are NOT protected by a guardrail that complies with Section 8C-6 of the Miami Dade County Code. I have advised the property owner that he/she must obtain a permit for the installation of the guardrails and obtain all required inspection approvals no later than April 10, 2014.



Seal of Architect or Engineer Executing the  
Certification Must Be Affixed in the Above Space

 3 APRIL 2019

(Signature)

Rick L. Hernandez-Capote  
Lic. AR0013379

(Print Name)

# SLS

## ELSS Sprinkler Specification



ENGINEERED LIFE SAFETY SYSTEM  
SPRINKLER SPECIFICATION  
GABLES PLAZA CONDOMINIUM  
625 BILLIMORE WAY  
CORAL GABLES, FL 33134

Prepared For:

GABLES PLAZA CONDO  
ATTN: DAVID BETTS  
625 Billmore Way  
Coral Gables, FL 33134

August 30, 2018  
ELSS-109

SLS Headquarters  
200 Palmme Ave., Coral Gables, Florida 33134

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## **TABLE OF CONTENTS**

1.0 GENERAL .....	3
1.1 BACKGROUND .....	3
1.2 DEFINITIONS .....	3
1.3 APPLICABLE CODES .....	4
2.0 OCCUPANCIES AND HAZARDS .....	4
2.1 HAZARD CATEGORIES .....	4
3.0 SCOPE OF WORK .....	5
3.1 APPROVED ELSS DESIGN .....	5
3.2 DESIGN CRITERIA .....	5
3.3 WATER SUPPLY .....	5
3.4 SCOPE EXCLUDED OR PROVIDED BY OTHERS .....	6
4.0 MATERIALS .....	7
4.1 LISTING AND APPROVALS .....	7
4.2 COMPONENTS .....	7
5.0 EXECUTION .....	9
5.1 PERMITS AND FEES .....	9
5.2 SUBMITTALS AND REVIEWS .....	9
5.3 MATERIAL DELIVERY AND STAGING .....	10
5.4 SITE CONDITIONS .....	11
5.5 ADJUSTMENT & CLEANING .....	11
5.6 TESTING .....	11
5.7 CLOSEOUT DOCUMENTATION .....	11
5.8 TRAINING .....	12
5.9 GUARANTEE .....	12
6.0 PRICING .....	13
6.1 FORMAT AND SUBMISSION .....	13
6.2 TECHNICAL QUESTIONS .....	13

## **1.0 GENERAL**

### **1.1 BACKGROUND**

- A. SLS Consulting, Inc. (SLS) has developed an Engineered Life Safety System (ELSS) for the existing building located at 625 Biltmore Way to meet the City of Coral Gables and FFPC, NFPA 101 requirements which retroactively require protection of existing high-rise buildings. As part of the approved ELSS for this building, partial automatic sprinkler protection will be installed as described by this specification.
- B. The design intent of this building's ELSS is to control the fire to the room of origin and prevent the spread of fire and smoke throughout the building. The goal is to protect occupants who are not intimate with the initial fire development for the time needed to evacuate or relocate.
- C. The included scope of work is not a complete automatic sprinkler system in accordance with NFPA 13. The ELSS includes various fire safety enhancements to the building that will include passive protection and active fire protection system(s) that will work as a system to achieve a desired level of safety for the building. The scope included by this specification is a partial sprinkler system that is one component of the ELSS in accordance with FFPC, NFPA 101, Section 31.3.5.11.4 and based on the approval of the City of Coral Gables.

### **1.2 DEFINITIONS**

- A. Approved: Unless otherwise stated, materials, equipment or submittals approved by the Consultant
- B. ANSI: American National Standards Institute
- C. ASTM: American Society for Testing Materials
- D. AWS: American Welding Society
- E. AWWA: American Water Works Association
- F. Concealed: Where used in connection with installation of piping or conduit and accessories, shall mean "hidden from sight" as in shafts, furred spaces, in soffits or above suspended ceilings
- G. Contractor: The company awarded the prime contract for this work and any of its subcontractors, vendors, suppliers or fabricators
- H. Consultant: SLS Consulting, Inc.
- I. ELSS: Engineered Life Safety System
- J. Exposed: Where used in connection with installation of piping or conduit and accessories, shall mean "visible" or "not concealed"
- K. Furnish: Supply materials
- L. FM: Factory Mutual Global
- M. gpm: Gallons per minute
- N. Install: Install materials, mount and connect equipment or assemblies
- O. NFPA: National Fire Protection Association
- P. PIV: Post indicating valve
- Q. Provide: Furnish, install and connect
- R. psi: Pounds per square inch
- S. UL: Underwriters Laboratories, Inc.

- T. UL Listed: Materials or equipment listed by Underwriter's Laboratories and included in the most recent edition of the UL Fire Protection Equipment Directory.

### **1.3 APPLICABLE CODES**

- A. FBC – Florida Building Code
- B. FFPC – Florida Fire Prevention Code
- C. NFPA 10 – Standard for Portable Fire Extinguishers
- D. NFPA 13 – Standard for the Installation of Sprinkler Systems
- E. NFPA 14 – Standard for the Installation of Standpipe and Hose Systems
- F. NFPA 20 – Standard for Installation of Stationary Fire Pumps for Fire Protection
- G. NFPA 25 – Standard for the Inspection, Testing, and Maintenance of Water Based Fire Protection Systems
- H. NFPA 72 – National Fire Alarm and Signaling Code

## **2.0 OCCUPANCIES AND HAZARDS**

### **2.1 HAZARD CATEGORIES**

- A. Sprinkler hazard classifications shall be in accordance with NFPA 13. The hazard classification examples of uses and conditions identified in the Annex of NFPA 13 shall be mandatory for areas not listed below.
  - a. Light Hazard Occupancies: Majority of the building is R-2 Residential, including dwelling units and common corridors
  - b. Ordinary Hazard Group 1: Electrical rooms, janitors closets, vending areas, common areas

### **3.0 SCOPE OF WORK**

#### **3.1 APPROVED ELSS DESIGN**

- A. The following design of partial sprinkler protection has been approved by the City of Coral Gables and is one component of the building's approved ELSS:
- B. Sprinkler coverage shall be provided in all common areas of the building and the parking garage.
- C. A sprinkler shall be provided inside each dwelling unit door which opens into the exit access corridors.
- D. Fire sprinkler additions outlined by this specification includes all labor, materials, supervision, testing, permits, and drawings and documentation needed to furnish and install an operable fire protection system.
- E. Contractor shall attend the bid meeting to verify existing conditions and extent of work.

#### **3.2 DESIGN CRITERIA**

- A. Contractor shall provide a hydraulically calculated, wet pipe sprinkler system in the areas defined by the approved ELSS design.
- B. Pipe sizing, sprinkler spacing in the protected areas, and all installation practices shall satisfy NFPA 13 requirements.
- C. Sprinkler design densities shall be provided according to the appropriate hazard category for the space and per NFPA 13 as follows.
  - a. Light Hazard: 0.10 gpm/SqFt over the most remote 1500 SqFt. with a combined hose stream allowance of 100 gpm for minimum 30 minutes
  - b. Ordinary Hazard Group 1: 0.15 gpm/SqFt over the most remote 1500 SqFt. with a combined hose stream allowance of 250 gpm for minimum 60 minutes
  - c. Ordinary Hazard Group 2: 0.20 gpm/SqFt over the most remote 1500 SqFt. with a combined hose stream allowance of 250 gpm for minimum 60 minutes

#### **3.3 WATER SUPPLY**

- A. Water supply for the fire sprinkler additions is to be provided by connection to the existing standpipe riser(s) which are supplied with water from the existing fire pump that takes suction from the municipal water mains.
- B. Contractor shall perform preliminary hydraulic pressure testing of existing standpipe risers prior to connection of sprinkler additions. Test all sprinkler piping for a period of two hours, at a hydrostatic pressure of 200 psi or 50 psi above maximum operating pressure in accordance with NFPA 13, and all piping, valves, etc. shall be watertight.
- C. Contractor shall flush the existing standpipe risers prior to connection of sprinkler additions.
- D. Contractor shall perform the 5-year internal pipe examination defined in NFPA 25 during connection to the existing standpipe risers to assess the integrity of the existing piping.

E. The following water supply test information shall be used in the hydraulic calculations.

- a. Location: There is an existing six (6) inch incoming water supply line coming into the building from Segovia Street. This is routed to the fire pump room located on the Eastern side of the property.
- b. Elevation of the static test gauge: Contractor is to be responsible for obtaining and confirming at time of walk through.
- c. Flow: 750 gpm

### **3.4 SCOPE EXCLUDED OR PROVIDED BY OTHERS**

- A. Connection of waterflow and valve supervisory switches to the fire alarm control panel will be provided by others. However for contractors who provide both fire alarm and fire sprinkler services, it is the request of this bid document that an alternate price for fire alarm tie in be provided.

## **4.0 MATERIALS**

### **4.1 LISTING AND APPROVALS**

- A. All components shall be used and installed in accordance with the manufacturer's recommendations and UL listing and/or FM approvals.
- B. The naming of manufacturers in this specification shall not be construed as eliminating the materials, products, or services of other manufacturers and suppliers providing approved equivalent items.
- C. The substitutions of materials or products other than those named in the specifications are subject to approval of Owner or Owner's designated representative and granted in writing.
- D. Pipe and components shall be black steel unless otherwise specified herein. Nonmetallic (CPVC) pipe and fittings may be used where proposed materials have been reviewed and approved by the Owner and Consultant. Nonmetallic (CPVC) components shall be installed in accordance with NFPA 13 requirements, manufacturers' instructions, and the components' listing.

### **4.2 COMPONENTS**

#### **A. PIPE**

- a. Pipe shall be new and designed for 175 psi working pressure or higher, as appropriate for the calculated system working pressures. Pipe shall conform to ASTM specifications, and have the manufacturer's name and brand along with the applicable ASTM standard marked on each length of pipe.
- b. Piping 2" and smaller shall be Schedule 40 pipe. All other pipe may be Schedule 10.
- c. Provide escutcheon plates for exposed piping passing through walls, floors or ceilings.
- d. Firestopping shall be provided for all penetrations of fire resistance rated construction.

#### **B. FITTINGS**

- a. Changes in direction, shall be accomplished using fittings suitable for use in sprinkler systems and defined in NFPA 13. Fittings exposed to outside atmosphere shall be galvanized. Bushings shall not be used.
- b. Grooved fittings, valves and pipe shall be joined using rubber gasket couplings produced by the manufacturer of the fittings and/or valves. Gaskets shall be listed for use for the appropriate application.

#### **C. SPRINKLERS**

- a. Sprinklers shall be quick response, ordinary temperature 155-165°F. Orifice size and K factor shall be based on hydraulic calculations.
- b. Install intermediate and high temperature sprinklers of proper degree rating wherever necessary to meet the requirements of NFPA 13.
- c. Provide sprinkler cabinet with the required number of sprinkler heads of all ratings and types installed, and a sprinkler wrench for each type of sprinkler in accordance with NFPA 13. Locate adjacent to the riser.



- d. Provide a list of sprinklers installed in the property in the cabinet. The list shall include the following:
  - i. Manufacturer, model, orifice, deflector type, thermal sensitivity, and pressure for each type of sprinkler in the cabinet.
  - ii. General description of where each sprinkler is used.
  - iii. Quantity of each type present in the cabinet.
  - iv. Issue or revision date of list.

#### D. VALVES

- a. All sprinkler control valves, devices, check valves, etc., shall be UL listed and/or FM approved.
- b. Provide control valves such that each floor can be controlled separate from the other floors. Control valves shall be the type that can be monitored by a central station company and shall be a type that provides visual indication of open or closed.
- c. Install and supply inspector's test connections in accordance with NFPA 13 for testing each waterflow alarm device.
  - i. Water discharge shall be to the exterior of the building.
  - ii. Provide 1-inch sight glass if inspector's test discharge cannot be readily observed while operating valve.
  - iii. Splash blocks shall be provided where inspector's test discharge could produce damage to surroundings.
  - iv. All pipe and fittings downstream of inspector's test valve shall be galvanized.
  - v. Exact location of inspector's test connections shall be coordinated with the Owner.

#### E. DRAINS

- a. Install approved drains at low points of all piping to permit complete drainage of system without disconnection of any piping.

#### F. GAUGES

- a. Provide gauges as required by NFPA 13. Provide gauges where the normal pressure of the system is at the midrange of the gauge.

#### G. SWITCHES

- a. Provide supervisory switches for sprinkler control valves.
- b. Install waterflow alarm switches for each sprinkler zone.
- c. Connection of the switches to the fire alarm panel and monitoring station to be provided by others.

#### H. HANGERS & BRACING

- a. Pipe hangers, supports, and restraint of system piping shall be in accordance with NFPA 13.

#### **I. SIGNS**

- a. Provide standard metal or rigid plastic signs in accordance with NFPA 13.
- b. Provide hydraulic information sign(s) at riser(s) in accordance with NFPA 13. At a minimum, the placard shall include location of the design area, discharge densities, required flow and residual pressure at the base of riser, occupancy classification, hose stream allowance, flow test information, and installing contractor.

### **5.0 EXECUTION**

#### **5.1 PERMITS AND FEES**

- A. Contractor is responsible for payment of all permits, fees, and charges required to complete the scope included herein.

#### **5.2 SUBMITTALS AND REVIEWS**

##### **A. Shop Drawings**

- a. Contractor shall prepare detailed working drawings that are signed by a NICET Level III or Level IV Sprinkler Technician or stamped by a Registered Professional Engineer licensed in the field of Fire Protection Engineering.
- b. System design layout shall be based on actual building survey and in accordance with the approved ELSS, applicable codes, and this specification.
- c. Contractor shall submit complete system packages, including drawings, hydraulic calculations, and manufacturer's data sheets. Partial submittals will not be accepted.
- d. Material submittals shall be approved prior to the purchase or delivery to the job site.
- e. Submit detailed 1/8 inch scale (minimum) working drawings conforming to the Plans and Calculations chapter of NFPA 13. Drawings shall include graphical scales that allow the user to determine lengths when the drawings are reduced in size. Include a plan showing the piping to the water supply test location.
- f. Hydraulic calculations shall include a water supply graph and hydraulic cover sheet. The cover sheet shall include the name and location of the calculated area, ceiling height, occupancy, design criteria, sprinkler spacing, system type, sprinkler make, model, size, K Factor and temperature rating, flow requirements, C factor used, water supply data and source of information.
- g. Provide data sheets from manufacturers for the following devices, including installation, maintenance, testing procedures, dimensions, wiring diagrams, etc. Where any devices, which are provided or furnished, involve work by another contractor, submit additional data copies directly to that Contractor.
  - i. Sprinklers, guards and escutcheons
  - ii. Pipe, fittings and hangers
  - iii. Valves

- iv. Valve supervisory switches
- v. Waterflow switches

- h. Where manufacturer data sheets describe items in addition to those proposed to be used for the system, clearly identify the proposed items on the sheet.
- i. Upon incorporation of Consultant's review comments and given Consultant's written approval, Contractor shall submit the required number and format of prints to the City of Coral Gables for AHJ plan review.

**B. As-Built Drawings**

- a. Maintain at the site an up-to-date marked set of as-built drawings, which shall be corrected and delivered to the Owner upon completion of work.
- b. Upon completion, as-built markups shall be incorporated into the shop drawings and provided with the Closeout Documentation.

**C. Test Submittals**

- a. The Contractor shall coordinate with the Owner and the Consultant for witnessing of the final acceptance tests and the final inspection with the AHJ.
- b. The Contractor shall provide at least two working days written notice prior to all flushing, trip tests, and hydrostatic tests. Testing will be scheduled to allow witnessing by the Owner and the Consultant.
- c. Upon completion of the sprinkler system installation or any partial section of the system, including testing and flushing, provide a copy of a completed Material and Testing Certificate as indicated in NFPA 13. Certificates shall be provided to document all parts of the installation.

**D. Operations and Maintenance Manuals (O&M)**

- a. O&M manuals that include step-by-step procedures required for system startup, operation, shutdown, and routine maintenance and testing shall be submitted with Closeout Documentation. The manuals shall include the manufacturer's name, model number, parts list, and tools that should be kept in stock by the owner for routine maintenance, including the name of a local supplier, simplified wiring and controls diagrams, troubleshooting guide, and recommended service organization, including address and telephone number, for each item of equipment.

**5.3 MATERIAL DELIVERY AND STAGING**

- A. Delivery of all materials and equipment to the job site shall be scheduled to assure compliance with the predetermined construction schedules.
- B. All deliveries scheduled by the contractor shall be arranged for times when Contractor is on site to receive the delivery unless arranged directly with the Owner.
- C. Contractor shall be responsible for handling and storage of materials on site, including furnishing of any storage facilities or structures required.

#### **5.4 SITE CONDITIONS**

- A. Contractor shall be responsible during the installation and testing periods of the sprinkler system for any damage to the work of others, to the building or its contents caused by leaks in any equipment, by unplugged or disconnected pipes or fittings, or by overflow, and shall pay for the necessary replacements or repairs to work of others.
- B. Protect all unfinished work to prevent damage and furnish protection of all surrounding areas where necessary.
- C. Maintain the premises free from accumulation of waste materials or rubbish caused by this work.
- D. At the completion of the work, remove all surplus materials, tools, etc., and leave the premises clean.

#### **5.5 ADJUSTMENT & CLEANING**

- A. Remove all burrs from pipe threads and fittings, and all debris and foreign material from inside all pipe and fittings before installation.
- B. Flush all piping in accordance with NFPA Standards for test procedures.
- C. Correct all system leaks prior to final acceptance test.

#### **5.6 TESTING**

- A. Preliminary Testing: Hydrostatic testing, internal pipe inspections, and flushing of the existing standpipe risers shall be performed prior to the installation of the sprinkler system addition to ensure the integrity of the existing system and to preclude testing issues during final commissioning.
- B. Flush newly installed systems prior to performing hydrostatic tests to remove any debris which may have been left, as well as ensuring piping is unobstructed. Hydrostatically test system, including the fire department connections, as specified in NFPA 13, in the presence of the Owner or Owner's designated representative.
- C. Final Inspection and Testing: Subject system to tests in accordance with NFPA 13, and correct deficiencies and retest system as necessary. When all necessary corrections have been accomplished, advise the Owner to schedule a final inspection and test. Connections to the fire alarm system shall be in service prior to the final inspection, with adjustments made to prevent false alarms. Furnish all instruments, labor and materials required for the tests and provide the services of the installation foreman or other competent representative of the installer to perform the tests.

#### **5.7 CLOSEOUT DOCUMENTATION**

- A. At the conclusion of the project, the contractor shall provide close out documents to the Owner.
- B. The closeout document package shall consist of the following.
  - a. As-built drawings showing the installed system. Provide a complete set in the formats as follows. Submit items 2 and 3 below on a compact disc or as directed by the Owner or Owner's designated representative.
    - i. One full size printed copy.
    - ii. One complete set in electronic pdf format.

- iii. One complete set in AutoCAD format.
- b. Testing Documentation (Preliminary AND Final)
- c. Binders containing Operations and Maintenance Manuals
- d. Warranties on equipment
- e. Signed Completed Consultant Punch Lists and Approval Letter
- f. Signed lien waivers from all sub-contractors
- g. Certificate of Occupancy or sign-off from AHJ
- h. Stamped original documents approved by AHJ
- i. Permits

#### **5.8 TRAINING**

- A. At the completion of the work, provide two binders including small-scale plans of each floor of the building indicating the locations of all control valves, low point drains, and inspector's test valves. Each binder shall also include a copy of NFPA 25 and operating and maintenance instructions for all fire protection components provided, furnished, or installed.
- B. Contractor shall conduct two training sessions of maximum two hours each to familiarize the building personnel with the features, operation, and maintenance of the sprinkler system. Training sessions shall be scheduled by the Owner at a mutually agreeable time to the Contractor.

#### **5.9 GUARANTEE**

- A. The Contractor shall guarantee all materials and workmanship for a period of one-year beginning with the date of final acceptance by the Owner or Owner's designated representative. The Contractor shall be responsible during the design, installation, testing, and guarantee periods for any damage caused by their (or their subcontractors') work, materials, or equipment.
- B. The Contractor shall provide emergency repair service for the sprinkler system within 24 hours of a request for such service by the Owner during the warranty period. This service shall be available on a 24-hour per day, seven-day per week basis.

## **6.0 PRICING**

### **6.1 FORMAT AND SUBMISSION**

- A. A total turnkey price is requested.
- B. Separate line item costs are requested for taxes and freight.
- C. Separate line item cost is also requested for Inspection, Testing, and Maintenance.
- D. Bids will only be accepted by vendors who have performed a site survey in accordance with this specification to verify existing conditions.
- E. Prices are to be sent to the Owner and received via email by **09/01/2018**.
  - a. Quotes may be addressed to:

David Betts  
Gables Plaza Condominium  
625 Biltmore Way  
Coral Gables, FL 33134  
Phone: 305-446-1675  
Email: gablesplazacondo@bellsouth.net

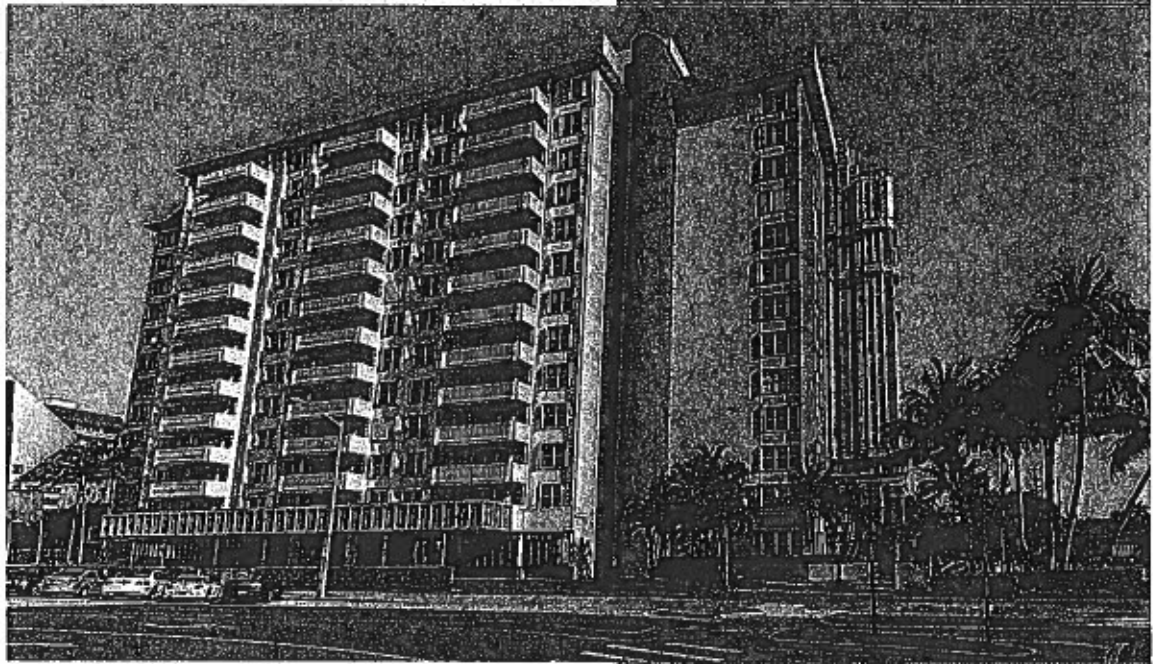
### **6.2 TECHNICAL QUESTIONS**

- A. Technical questions may be addressed to:

Jeffrey Marcic  
SLS Consulting, Inc.  
260 Palermo Ave  
Coral Gables, FL 33064  
Phone: 727-483-2654  
Email: jmarcic@slsfire.com

# SLS

## SMOKE CONTROL RATIONAL ANALYSIS & BID SPECIFICATION



ENGINEERED LIFE SAFETY  
SYSTEM SMOKE CONTROL  
RATIONAL ANALYSIS AND BID  
SPECIFICATION

GABLES PLAZA CONDOMINIUM  
625 BILTMORE WAY  
CORAL GABLES, FL 33134

Prepared For:

GABLES PLAZA CONDO  
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625 Biltmore Way  
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August 3, 2015 (REV. C)  
SLS 100  
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## **TABLE OF CONTENTS**

APPLICABLE CODES AND STANDARDS .....	3
PROJECT DESCRIPTION .....	4
DESIGN OBJECTIVES .....	4
DESIGN METHOD .....	4
STAIR PRESSURIZATION SYSTEMS .....	5
ELEVATOR HOIST-WAY PROTECTION CONCEPT .....	5
ELEVATOR HOIST-WAY PRESSURIZATION .....	5
HOIST-WAY VENTING .....	6
ENGINEERING ANALYSIS .....	6
CALCULATION METHODOLOGY VALIDATION .....	6
SECTION 909 RATIONALITY CONSIDERATIONS .....	9
STACK EFFECT (FBC §909.4.1) .....	9
TEMPERATURE EFFECT OF FIRE (FBC §909.4.2) .....	11
DURATION OF OPERATION (FBC §909.4.6) .....	11
SYSTEM IMPLEMENTATION REQUIREMENTS .....	11
SMOKE BARRIER CONSTRUCTION (FBC §909.5) .....	11
FIRE AND SMOKE BARRIER CONSTRUCTION .....	12
LEAKAGE AREAS .....	12
SMOKE CONTROL CONCEPTS .....	12
EQUIPMENT (FBC §909.10) .....	12
DUCTS .....	12
EQUIPMENT, INLETS AND OUTLETS .....	13
AUTOMATIC DAMPERS .....	13
SMOKE CONTROL FANS .....	13
POWER SYSTEMS (FBC §909.11) .....	14
DETECTION AND CONTROL SYSTEMS (FBC §909.12) .....	15
FIRE ALARM SYSTEM .....	15
SPRINKLER SYSTEM .....	15
CONTROL SYSTEMS .....	15
CONTROL AIR TUBING (FBC §909.13) .....	16
FIREFIGHTER SMOKE CONTROL PANEL (FBC §909.16) .....	16
MARKING AND IDENTIFICATION (FBC §909.14) .....	16
CONTROL DIAGRAMS (FBC §909.15) .....	16
SYSTEM RESPONSE TIME (FBC §909.17) .....	16
SPECIAL INSPECTION AND TEST REQUIREMENTS (FBC §909.18) .....	17
SUMMARY OF RESULTS .....	18
EXECUTION .....	22
PERMITS AND FEES .....	22
SUBMITTALS AND REVIEWS .....	22
MATERIAL DELIVERY AND STAGING .....	23
SITE CONDITIONS .....	23
CLOSEOUT DOCUMENTATION .....	24
TRAINING .....	24
GUARANTEE .....	24
PRICING .....	25
FORMAT AND SUBMISSION .....	25
TECHNICAL QUESTIONS .....	25
APPENDIX A – CONCEPTUAL SMOKE CONTROL SEQUENCE OF OPERATION MATRIX	26
APPENDIX B - SMOKE CONTROL TESTING SCENARIOS & ACCEPTANCE TESTING .....	26



## **INTRODUCTION**

This report outlines the design concept for the smoke control systems within the Gables Plaza Condominium building in Coral Gables, FL. This report is intended to serve as the project's *Smoke Control Rational Analysis* report required by Section 909.4 of the *Florida Building Code*.

The basis of the smoke control systems design has been derived based on the requirements established within the Sixth Edition of the *Florida Building Code* (FBC) under which the building has been designed and will be permitted. This Smoke Control Rational Analysis will utilize nationally recognized performance based numerical calculations, and the results of a project specific multi-zone complete airflow network computer model (CONTAMW). The intent of this report is to demonstrate the design concept of the smoke control systems is compliant with the applicable codes.

## **APPLICABLE CODES AND STANDARDS**

The following are the major fire protection and life safety codes and standards, which are applicable to this project and which have been used in developing this *Smoke Control Rational Analysis* report:

- **Building Code**
  - *Florida Building Code*, Sixth Edition (FBC)
  - *Florida Building Code Existing*, Sixth Edition (FBC)
- **Fire Code**
  - *Florida Fire Prevention Code*, Sixth Edition (FFPC)
- **Mechanical Code**
  - *Florida Building Code – Mechanical*, Sixth Edition (FBC-M)
- **Other Major Applicable Standards:**
  - NFPA 13, *Standard for the Installation of Sprinkler Systems*, 2013 Edition
  - NFPA 72®, *National Fire Alarm and Signaling Code*®, 2013 Edition
  - NFPA 90A, *Standard for the Installation of Air Conditioning and Ventilating Systems*, 2015 Edition
  - NFPA 92, *Standard for Smoke Control Systems*, 2012 Edition (Reference only, design parameters per the Florida Building Code)
  - NFPA 110, *Standard for Emergency and Standby Power Systems*, 2013 Edition

## PROJECT DESCRIPTION

The Gables Plaza Condominium is a 14 story High-Rise condominium apartment building with an underground garage, built between 1968 & 1969. There are two (2) egress stairwells and a single elevator shaft with two (2) elevator cabs. Both stairs have an open air vestibule between the stair and corridor and therefore is considered a smoke-proof enclosure. The (2) elevators share a single shaft.

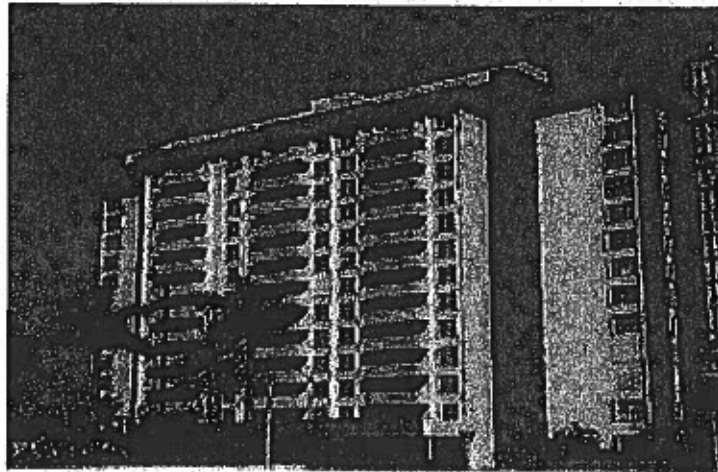


Figure 1 – Rendering of Gables Plaza Condominium

- **Smoke Control Systems:** The following bullets describe the intended smoke control system(s) for the Gables Plaza Condominium project. The design details will be listed in the following section.
  - The **active** smoke control systems to be used in this project shall include (1) pressurized elevator hoist-ways with dual elevator cabs.

## DESIGN OBJECTIVES

The goal of this analysis (and intent of the FBC requirements) is to prevent the migration of smoke beyond the floor of incidence within the building, thereby providing a tenable environment for evacuation or relocation of occupants beyond the floor of incidence. A secondary objective is to provide a smoke-free staging area for firefighters who, as per standard practice, stage vertically in a building on the floor(s) below the floor of incidence (FOI).

## DESIGN METHOD

The smoke control systems within this project have been designed in accordance with the requirements of the Sixth Edition of the *Florida Building Code*. Additionally, as part of this *Smoke Control Rational Analysis*, the following resources have been used to gather data and used to develop a comprehensive engineering analysis:

- *Principles of Smoke Management* by James Klote and James Milke;
- Section 4, Chapter 12 *Smoke Control* included within the 3<sup>rd</sup> Edition of the Society of Fire Protection Engineers (SFPE) *Handbook of Fire Protection Engineering*;
- 3<sup>rd</sup> Edition of the SFPE *Reference Manual for the Principles and Practice of Engineering Examination in Fire Protection Engineering*;
- Section 18.3 of the 20<sup>th</sup> Edition of the National Fire Protection Association (NFPA) *Fire Protection Engineering Handbook*.
- NFPA 92, *Standard for Smoke Control Systems*. (Used only where the FBC is mute on specific response times).

Each floor of this project is considered a dedicated smoke zone and, therefore, shall be programmed alike within the building's fire alarm and fire sprinkler systems' zoning logic. Following is a summary of the conceptual features of the smoke control systems within the building. As stated later in this rational analysis, the proposed smoke control systems within this building are to be connected to the building's emergency power system and will be capable of running for more than two (2) hours.

#### **STAIR PRESSURIZATION SYSTEMS**

**Both stair shafts are designed with a naturally ventilated vestibule and therefore are exempt from pressurization requirements. All other construction requirements apply.**

#### **ELEVATOR HOIST-WAY PROTECTION CONCEPT**

The elevator hoist-ways in this project will be protected in accordance with Sections 713 and 3006 of the FBC. The fire service access elevator will be protected in accordance with Section 403.6.1 and Section 3007.6 of the FBC.

#### **ELEVATOR HOIST-WAY PRESSURIZATION**

Elevator hoist-ways for the passenger and service elevators will be pressurized in accordance with Section 3006.3.4 of the FBC. Each hoist-way shall be pressurized to maintain a minimum of positive pressure of 0.10 inch of water column and a maximum of 0.25 inch of water column with respect to the adjacent occupied space on all floors. This pressure differential shall be measured at the midpoint of each hoist-way door, with the elevator cab at the floor of recall, the hoist-way doors on the floor of recall open, and all the other hoist-way doors closed. It should be noted that the elevator contractor shall verify that the hoist-way doors have proper devices to ensure closure of the doors during pressurization of the shaft. Injection of the air into the elevator hoist way shall depend on the height of the hoist way. For buildings up to 20 floors in height a single roof top fan injection point can be used but with taller structures the number of fans required will increase. It should be noted that when multiple fans are used to pressurize

the hoist way, the low zone fan should be placed on the third level or higher so that the elevator cab does not block the injection point when located on the alternate floor of recall.

### HOIST-WAY VENTING

If elevator hoist-way venting is required by the authority having jurisdiction, then the design of the hoist-way venting should be located at the top of the hoist-way and opening directly to the exterior and comply with Section C402.5.5 of the FBC-Energy Conservation Code. The Energy Code, Section C402.5.5 states that this vent shall be equipped with a motorized damper capable of being automatically closed during normal building operation and interlocked to open as required by fire detection systems. The damper should remain in the closed position during the operation of the smoke control system (i.e., elevator pressurization) unless there is smoke detected inside the elevator hoist-way. A smoke detector shall be installed at the top of the hoist-way. Upon detection of smoke, this detector will signal the system to shut down the pressurization fan of that hoist-way (*if equipped*) and open the damper to vent the hoist-way. This damper should be able to be controlled manually from the fire command center to assist in venting after a fire.

### AIR TRANSFER GRILLS (CORRIDOR & COMMON AREAS)

All existing air transfer grills within the corridor and common areas are to be replaced with fire smoke damper. The dampers are to be programmed to be in a normally open state and the sequencing of the fire alarm should be such that upon detection of smoke or heat a signal from the fire alarm panel will close all fire smoke dampers on the floor of incident as well as the floors above and below. Please refer to the automatic damper requirement listed in the latter sections of this report.

## ENGINEERING ANALYSIS

The following methodology, established by nationally recognized practices, has been used to determine the minimum required airflows necessary to provide pressurization to shafts consistent with the requirements of Section 909 of the FBC.

### CALCULATION METHODOLOGY VALIDATION

Equation #1 is used to calculate the feasibility of determining the calculation/analysis methods permitted to be used in the evaluation of required elevator shaft pressurization systems. Recognized engineering analysis methods acknowledge that "hand" calculations are valid up to a certain building height and that beyond that point a CONTAMW model (or other evaluation method) would be required to account for variables impacting elevator pressurization systems.

$$H_m = K_m \frac{\Delta p_{\max} - \Delta p_{\min}}{\left(\frac{1}{T_B} - \frac{1}{T_B}\right)} \left[ \frac{1}{1 - \left(\frac{A_{SB}}{A_{SO}}\right)^2} \right]$$

**Equation 1 - Height Limit of Pressurized Shafts - Complex (Eqn 10.19 of ASHRAE/SFPE  
Principles of Smoke Management)**

**Where:**

---

$H_m$	Height limit (feet)
$K_m$	Constant (0.131)
$\Delta p_{max}$	Maximum allowable pressure difference between a shaft and building (inches of H <sub>2</sub> O). The maximum allowable pressure differential is 0.25-inch of H <sub>2</sub> O per Section 909.21.1 of the FBC for elevators.
$\Delta p_{min}$	Minimum allowable pressure difference between a shaft and building (inches of H <sub>2</sub> O). The minimum allowable pressure differential is 0.05-inch of H <sub>2</sub> O per Section 909.20.5 of the FBC for , and 0.10-inch of H <sub>2</sub> O per Section 909.21.1 of the FBC for elevators.
$T_o$	Absolute temperature of outside air (°R)
$T_b$	Absolute temperature of building air (°R)
$A_{so}$	Flow area between building and outside (ft <sup>2</sup> )

Where the flow area between the shaft and the building ( $A_{sb}$ ), is significantly smaller than the flow area between the building and the outside ( $A_{bo}$ ), the height limit equation can be simplified to the following equation.

**Where:**

---

$H_m$	Calculated to be a maximum allowable 240-feet for elevators.
$K_m$	Constant (0.131)
$\Delta p_{max}$	0.35 inches of H <sub>2</sub> O per Section 909.20.5 of the FBC for & 0.25-inch of H <sub>2</sub> O per Section 909.21.1 of the FBC for elevators
$\Delta p_{min}$	0.05 inches H <sub>2</sub> O per Section 909.20.5 of FBC for & 0.10-inch of H <sub>2</sub> O per Section 909.21.1 of the FBC for elevators.
$T_o$	48°F outside air temperature (winter extreme), 95°F air temperature (summer extreme)
$T_b$	70°F inside air temperature <sup>1</sup>

A multi-zone airflow and contaminant transport analysis computer model (CONTAMW) is required to be developed for this building to adequately complete a smoke control rational analysis. The images of results of the model are included in this report.

### CONTAMW BACKGROUND

CONTAMW is a computer program developed by the National Institute of Standards and Technology (NIST). The program is a multi-zone indoor air quality and ventilation analysis program that is useful in a variety of applications. For smoke management purposes, the program can be used to help calculate room-to-room airflows and pressure differences induced by mechanical and natural ventilation forces. Using CONTAMW requires a qualified individual to develop and input project specific parameters which include; drawing building components (e.g., structural components, interior/exterior walls, , elevators, shafts, etc.), identifying and describing zones inside and outside the building, entering flow paths and associated performance data (e.g., leakage paths, floor/ceilings, doors, exterior walls, interior walls, roofs, barometric relief dampers, doors, supply and exhaust fans, etc.) and inputting other data such as

ambient conditions, door sizes, wind pressures, temperature, etc. Upon completing project specific inputs, data can be analyzed and used to determine the minimum required airflows required to pressurize elevator hoist ways. For the theoretical data supporting CONTAMW, refer to NISTIR 7251 *CONTAM User Guide and Program Description*.

CONTAMW was used to model the building's smoke control design concepts and obtain the minimum fan sizes for the pressurization systems. The results have been calculated based for both summer and winter conditions in order to determine the most severe conditions with respect to satisfying the above mentioned basis of design performance objectives.

Leakage areas used in the project's CONTAMW model have been taken from the FBC as well as from *Principles of Smoke Management*, Tables 6.2 and 6.3. Due to consideration that actual leakage areas cannot be predicted, conservative estimates have been made in order to ensure that sufficient air quantities can be provided. It is expected that adjustments will be made in the field as required to ensure that acceptable door opening forces and leakage areas are maintained. In order to assist in this process, variable frequency drive (VFD) controls have been provided on pressurization fans and relief dampers have been provided at the top of the pressurized shaft enclosures.

The CONTAMW model for this project is used as a tool for estimating the required fan sizes necessary to meet the design pressure differentials across smoke boundaries. The pressure differentials calculated by CONTAMW are adequate for engineering purposes, but do not reflect actual measurements that will be taken in the field. Adjustments to fan speed, door sweeps, and relief dampers in the field during the building commissioning and testing will be required to comply with the design intent. The generated abridged outputs from the building's CONTAMW model have been included in Appendix C of this report for reference purposes. Results have been analyzed by SLS Consulting, Inc. and confirmed to meet the project's basis of design and performance objectives.

## SECTION 909 RATIONALITY CONSIDERATIONS

### STACK EFFECT (FBC §909.4.1)

Section 909.4.1 of the FBC requires that the maximum probable normal and reverse stack effects will not adversely affect with the capabilities of the smoke control systems within the building.

The stack effect creates vertical airflow within building shafts as a result of air density differences due to the temperatures of the interior and exterior air.

- **Normal Stack Effect:** Occurs when cold outside air creates an upward movement of warmer air within the building. (Winter)
- **Reverse Stack Effect:** Occurs when warm outside air creates a downward movement of cooler air within the shafts of the building. (Summer)

This phenomenon is visually depicted in the figure on the following page.

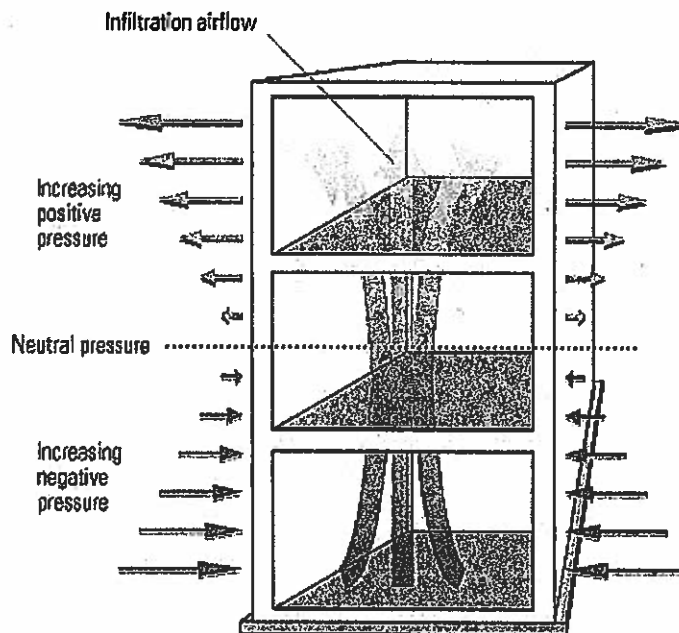


Figure 2 - Image of Normal Stack Effect<sup>2</sup>

Stack effect becomes more pronounced as the height of a space increases and as the temperature differential between the space of interest and the exterior becomes greater. In South Florida, the greatest temperature differentials occur during the winter and generally the calculation results, which assume winter temperatures, dictate the minimum required airflow rates within an elevator shaft.

<sup>2</sup> Figure taken from [http://www.esource.com/BEA/hosted/Xcel/BS\\_04.html](http://www.esource.com/BEA/hosted/Xcel/BS_04.html).  
Page 9 of 26 SLS CONSULTING, INC. - GABLES PLAZA CONDOMINIUM

The pressure difference due to stack effect is calculated using the following equation as recognized by the American Society of Heating and Refrigerating and Air Conditioning Engineers (ASHRAE) and the Society of Fire Protection Engineers (SFPE).

$$\Delta P = K_s \left[ \frac{1}{T_o} - \frac{1}{T_b} \right] h$$

Equation 2 - Stack Effect Calculation (Eqn. 2 SFPE HB Section, Chapter 12 Page 4-276)

**Where:**

---

$\Delta P$	Stack effect pressure (in H <sub>2</sub> O).
$K_s$	Constant (7.64)
$T_o$	Absolute temperature of outside air (°R)
$h$	Distance above the neutral plane

CONTAMW models the impact of stack effect taking into consideration ambient and interior building temperatures, wind data, altitude and elevation inputs. The model uses the *Law of Conservation of Mass* in combination with Bernoulli's fluid flow approximation to determine the flow rates and pressure differences across points between identified zones within the CONTAMW model.

Within this smoke control rational analysis, prepared by SLS Consulting, Inc., the stack effect in shafts is directly calculated by CONTAMW and is mitigated through pressurization of major shafts. Modules for both summer and winter have been developed. Local temperature data taken from the National Climatic Data Center for Coral Gables, FL was used as an input into CONTAMW:

- **Extreme Peak Temperature: 95°F**
- **Extreme Low Temperature: 48°F**

It is noted that the stack effect differential measured from floor to floor is considered negligible.

Additionally, the stack effect and varying impacts during differing environmental conditions have been taken into account as the shafts have been provided with relief vents and fans controlled by variable speed drives.



### **TEMPERATURE EFFECT OF FIRE (FBC §909.4.2)**

Section 909.4.2 of the FBC requires that the potential effects of fire temperatures and their associated impacts on proposed smoke control systems be taken into account as part of the *Smoke Control Rational Analysis*. In the event of a fire, the temperatures associated with the fire, plume, ceiling jet and effluents create a buoyancy force within fire compartments due to the reduced density of high temperature smoke.

It is well documented that in buildings protected throughout by automatic sprinkler systems with standard ceiling heights that the effects of buoyancy are negligible based on consideration of sprinkler activation.

The effects of temperatures associated with fires have been taken into consideration in the design of the smoke control systems as smoke control equipment has been enclosed in two (2) hour fire resistance rated construction and the building is protected throughout by automatic sprinklers designed in accordance with NFPA 13, *Standard for the Installation of Sprinkler Systems*.

### **DURATION OF OPERATION (FBC §909.4.6)**

Section 909.4.6 of the FBC requires that the duration of operation of the proposed smoke control systems be taken into consideration as part of the project's *Smoke Control Rational Analysis* and requires that the proposed smoke control systems operate for a minimum of 20-minutes or 1.5 times the calculated egress time, whichever is less.

The proposed smoke control systems within this building are connected to the building's emergency power system and will be capable of running for more than two (2) hours.

## **SYSTEM IMPLEMENTATION REQUIREMENTS**

### **SMOKE BARRIER CONSTRUCTION (FBC §909.5)**

The building's smoke control system also heavily relies on the barriers within the building (e.g., walls, floors, doors, etc.) to prevent the migration of smoke beyond the zone of origin. Experience has demonstrated that properly designed passive construction have the ability to provide an inherent level of fire protection and life safety that is comparable to mechanical smoke control systems.

## FIRE AND SMOKE BARRIER CONSTRUCTION

Building Element	Fire Barrier Construction	Fire Barrier Rating
Corridors	1-hour fire partitions	20-minute rating <sup>3</sup>
Floor/Ceiling Assemblies	2-hour fire/smoke barriers	90-minute rating
Elevator Shafts and Machine Rooms	2-hour fire barriers	90-minute rating

## LEAKAGE AREAS

The design has assumed the following leakage factors based on the types of construction proposed consistent with the information provided on page 98 of *Principles of Smoke Management* (Klote & Milke). These leakage rates have been used and are less than the maximum allowable leakage rates included in Section 909.5 of the FBC based on the proposed methods of construction for the building. If during commissioning, the shafts do not meet the minimum pressure differentials, then it may be necessary to tighten the construction to better restrict air leakage from the shaft.

It is noted that the leakage factors identified below represent conservative assumptions as they are based on average wall tightness and include assumptions for standard construction cracks (SFPE HB Table 4-12.1).

Building Element	Leakage Factors
Exterior Walls	$A/A_w = 0.00010$
Exit Enclosures	$A/A_w = 0.00035$
Floors and Roofs	$A/A_f = 0.00050$
Elevator Doors	0.55 ft <sup>2</sup> per elevator door <sup>4</sup>

### Where:

A	Total leakage area (ft <sup>2</sup> )
A <sub>w</sub>	Unit wall area of barrier (ft <sup>2</sup> )
A <sub>f</sub>	Unit wall area of roof area (ft <sup>2</sup> )

## SMOKE CONTROL CONCEPTS

This building has been designed to have the following smoke control concepts:

Smoke Zone	Smoke Control Method
Elevator Hoist-Ways	Active Smoke Control

## EQUIPMENT (FBC §909.10)

## DUCTS

Section 909.10.2 of the FBC requires that duct materials and joints be capable of withstanding the probable temperatures and pressures to which they will be exposed. Ducts are required to be constructed and supported in accordance with the

<sup>3</sup> Openings are required to be protected in accordance with Section 716 (doors), Section 717 (ducts and air transfer openings) and provided with approved/listed fire penetration protection. Openings, unless otherwise permitted by Chapter 7 of the FBC are required to be automatically self-closing.

<sup>4</sup> Reference Page 4-282 of Section 4, Chapter 12 *Smoke Control* of the *Society of Fire Protection Engineers Handbook of Fire Protection Engineering*, 3<sup>rd</sup> Edition.

requirements of the FBC-M and should be leak tested by the *Smoke Control Special Inspector* to 1.5 times the maximum design pressure. Measured leakage should not exceed five-percent (5%) of the design flow. Duct leakage testing shall include the branch ductwork and the fire smoke damper to ensure that all fittings are sealed and leakage is within allowed limits. The project's smoke control special inspector shall participate in leakage testing. Additionally, ducts are required to be enclosed in, and supported, by two (2) hour fire resistance rated construction.

The ducts within this building will not be exposed to elevated temperatures as they are enclosed in two (2) hour fire resistance rated construction and are only required to be rated for exposure to outside air temperatures. Some ductwork will be required to be rated with enclosure, intumescent coatings and/or fire resistance rated wraps.

### **EQUIPMENT, INLETS AND OUTLETS**

Section 909.10.3 of the FBC requires that equipment be located so as not to expose uninvolved portions of the building to an additional fire hazard. Outside air inlets should be located so as to minimize the potential for introducing smoke and flame into the building. Exhaust outlets should be located so as to minimize reintroduction of smoke into the building and to limit exposure of the buildings to an additional fire hazard. Additionally, equipment (e.g., fans, fire alarm power supplies, panels, etc.) and associated controls (i.e., VFD's for smoke control and electrical disconnects) are required to be enclosed in two (2) hour fire resistance rated construction and properly ventilated/conditioned. Each smoke control fan with its associated equipment must be located in separate fire rated rooms from other fans.

### **AUTOMATIC DAMPERS**

Section 909.10.4 of the FBC requires that automatic dampers, regardless of their purpose for which they are installed within the smoke control system, be listed and conform to the requirements of approved and recognized standards.

Smoke/fire dampers are required to be connected to the smoke control system and monitored to verify position (*open* and/or *closed*). All dampers associated with smoke exhaust should be not less than Class II and be provided with a minimum elevated temperature of 250-degrees Fahrenheit.

As previously noted, if hoist-way venting is required then a fire/smoke damper must be installed to close the opening upon activation of the smoke control system, and open only upon activation of the smoke detection within the elevator hoist-way.

### **SMOKE CONTROL FANS**

The smoke control fans associated with the pressurization systems should comply with the following requirements established by Section 909.10.5 of the FBC and this *Smoke Control Rational Analysis* report:

- Smoke control fans should be provided with 1.5 times the number of belts required for the design duty (minimum of two).

- Calculations and manufacturer fan curves should be provided to the *Smoke Control Special Inspector* for review and inclusion in the *Smoke Control Special Inspection* report for the project.
- Fans should be capable of operating within the fan curve at 30-percent (30%) above and 60-percent (60%) below the required air capacity with minimal adaptation.
- Motors driving smoke control fans should have a minimum service factor of 1.15.
- Fans utilized within the building, for purposes of smoke control, shall be provided with variable frequency drives (VFD's). A minimum of two (2) differential pressure sensors should be provided in the elevator shaft and designed to control the specified fan by providing an average of the two (2) input signals. One sensor should be located at the bottom floor (i.e., one floor above street level), and one sensor should be located at the mid-point of the shaft.

#### **POWER SYSTEMS (FBC §909.11)**

Per Section 909.11 of the FBC, the smoke control system is required to be provided with two (2) sources of power:

- **Primary Power:** Provided by the normal building power systems;
- **Secondary Power:** Provided by an approved standby power source complying with Chapter 27 of the FBC. The standby power source and its transfer switches should be located in a separate room from the normal power transformers and switch gear. Standby power equipment should be enclosed in a room constructed of not less than one (1) hour fire resistance rated construction directly ventilated to and from the exterior.

The emergency standby power system is required to comply with the requirements of NFPA 110 and is required to minimally be a Type 10, Class 2, Level 1 emergency power system capable of automatically transferring to standby power within 60 seconds.

Critical systems in the building such as the HVAC system for conditioned air in the machine room as well as the FCC room must be connected to the building's emergency power.

Elements of the smoke management system relying on volatile memories should be supplied with uninterruptable power sources (UPS) of sufficient duration to span a 15-minute primary power interruption.

Conditioners should suitably protect elements of the smoke control system susceptible to power surges, suppressors or other approved means (FBC §909.11.1).

## **DETECTION AND CONTROL SYSTEMS (FBC §909.12)**

### **FIRE ALARM SYSTEM**

#### **FIRE ALARM CONTROL PANEL**

The fire alarm system within the building is required to be an emergency voice/alarm communication system per Section 403.6 of the FBC. The smoke control system interfaces with the fire alarm system for activation (i.e., automatic or manual) and for supervision (e.g., monitoring of the disconnect switches for voltage and current loss).

As part of the smoke control system, the fire alarm control panel is required to be UUKL listed and listed in accordance with UL 864, *Control Units and Accessories for Fire Alarm Systems*. The fire alarm control panel will provide the necessary manual override switches for on, off, and auto of the elevator pressurization fan.

#### **SMOKE DETECTION**

Doors in passive smoke barriers should be actuated by approved spot type detectors listed for releasing service (FBC §909.12.3.2). Smoke detection should be provided as required by Section 907.2 of the FBC.

For purposes of activating the smoke control systems, area smoke detection is minimally required in the following locations; within 22 feet of the centerline of an elevator hoistway door, and within elevator machine rooms. It is noted that other initiating devices, as required by the FBC and the FFPC (e.g., sprinkler water flow, duct detectors, manual pull stations, etc.) are required to be provided within the building.

#### **DUCT SMOKE DETECTORS**

Duct smoke detectors should be provided in the following locations as required by the FBC, FBC-M and NFPA 90A, *Standard for the Installation of Air Conditioning and Ventilating Systems*.

If the duct smoke detectors are part of the smoke control system, then a manual override should be provided at the firefighter smoke control panel. All duct smoke detectors will be considered supervisory alarms and will not activate the mechanical smoke control sequence.

### **SPRINKLER SYSTEM**

The activation of the building's sprinkler system shall initiate the operation of the smoke control system as required in section 909.12.4 of the FBC.

### **CONTROL SYSTEMS**

Control systems for mechanical smoke control systems should include provisions for verification. Verification should include: a) positive confirmation of actuation, testing, and

manual override; b) the presence of power downstream of all disconnects and through a pre-programmed weekly test sequence; c) report abnormal conditions audibly, visually and by printed report.

Dampers should be monitored using end switches and should be individually wired or in series or one signaling line (SLC) circuit with modules indicating actual damper position.

The supervision should be indicated at the firefighter's smoke control panel, which must be UUKL listed for its use. All wiring, regardless of its voltage, should be fully enclosed in continuous raceways (FBC §909.12.2).

### **CONTROL AIR TUBING (FBC §909.13)**

Control air tubing (if used) is required to comply with the requirements of Section 909.13 of the FBC.

### **FIREFIGHTER SMOKE CONTROL PANEL (FBC §909.16)**

Not Required

### **MARKING AND IDENTIFICATION (FBC §909.14)**

Section 909.14 of the FBC requires that the detection and control systems be clearly marked at all junctions, accesses and terminations.

### **CONTROL DIAGRAMS (FBC §909.15)**

Section 909.15 of the FBC requires that identical control diagrams showing all devices in the system and identifying their location and function should be maintained current and kept on-file with the building department, the fire department and in the fire command center in a format and manner approved by the Fire Chief.

### **SYSTEM RESPONSE TIME (FBC §909.17)**

Section 909.17 of the FBC requires that the smoke control activation should be initiated immediately after the receipt of an appropriate automatic or manual activation command. The smoke control system should activate individual components (i.e., dampers and fans) in the sequence necessary to prevent physical damage to the fans, dampers, ducts and other equipment.

The system response times for each component and their sequential relationships should be as follows:

- **Initiation of Smoke Control Mode:** 10-seconds (NFPA 92 §6.4.5.3.1);
- **Fans:** 60-seconds maximum (NFPA 92 §6.4.5.3.3)
- **Dampers:** 75-seconds maximum (NFPA 92 §6.4.5.3.3)

- **Failure to Receive Positive Confirmation of Actuation:** 200-seconds maximum (NFPA 92 §6.4.8.3).

### **SPECIAL INSPECTION AND TEST REQUIREMENTS (FBC §909.18)**

Section 909.18 of the FBC and the Building Department requires that the building's smoke control systems be tested by an approved *Smoke Control Special Inspector* who is a registered design professional who has expertise in fire protection engineering and/or mechanical engineering. The intent of the special inspector is to confirm the installation and acceptance testing of the smoke control system complies with the project's *Smoke Control Rational Analysis* report, the permitted Construction Documents and the test scenarios, which are to be developed by the Special Inspector and approved by the Building Department and Fire Department.

Upon completion of the acceptance testing process, the *Smoke Control Special Inspector* should provide a complete testing report that includes identification all devices by manufacturer, nameplate data, design values, measured values and identification tag or mark (FBC § 909.18.8.3).

### SUMMARY OF RESULTS

Gables Plaza Condominium SUMMARY OF SMOKE CONTROL	
HOISTWAY PRESSURIZATION (CFM)	
Injection Point Level	Elevator Shaft
Roof	30,000 cfm note: injection point to be on the roof

It is noted that the summary table included above has been provided for reference for smoke control fan sizes in this project. It is important to note that balancing the smoke control system is the responsibility of a certified Test and Balance company. The Test and Balance has to be performed in accordance with the fire alarm sequence of operation.

### SUBMITTALS & REVIEWS

Three (3) complete smoke control system submittals should be submitted to the project's *Smoke Control Special Inspector* for review prior to the purchasing equipment and the start of the commissioning process. The Smoke Control Special Inspector should review all submittals for conformance to the requirements of the applicable codes, this Smoke Control Rational Analysis Report and the permitted Construction Documents.

### PRE-COMMISSIONING INSPECTIONS

The following inspections should be performed by the project's *Smoke Control Special Inspector* prior to and during the installation of smoke control systems within the Building.

- **Automatic Dampers:** Verify that automatic dampers installed within the smoke control systems are listed to conform to the requirements of approved recognized standards. Verify that fire dampers are labeled for use in dynamic systems as required by Section 909.10.4 of the FBC.
- **Identification and Documentation:** Verify that charts, drawings and other documents identifying and locating each component of the smoke control system, and describing its proper function and maintenance requirements have been provided. Provide this information as part of the Smoke Control Special Inspectors report which will be filed with the Building Official as required by Section 909.18.8.3.1 of the FBC.
- **Fan Belts:** Verify that belt driven fans have at least 1.5 times the number of belts required for the design duty, but not less than two (2) belts as required by Section 909.10.5 of the FBC.



- **Labeling and Marking Verification:** Verify that the equipment, detection and control devices are properly labeled and that the systems are clearly marked at all junctions, accesses and terminations. Junction boxes, cover plates and conduit couplings may be color coded as an acceptable means of infrastructure identification.
- **Elevator Hoist-way Integrity:** Inspect walls, partitions, floors and ceilings of barriers along with gaps around doors for obvious and unusual openings that could adversely affect the smoke control system's performance.
- **Ducts:** Check ducts to verify that duct material and construction are as specified and are enclosed in two (2) hour fire resistance rated construction as required.

### TESTING PROCEDURES

The following general testing procedures are to be followed by the project's *Smoke Control Special Inspector*. It is noted that it is the responsibility of the *Smoke Control Special Inspector* to develop detailed testing scenarios, checklists and inspection forms.

- **Control Action & Priorities:** Control action priorities, as required by Section 909.16.3 of the FBC, are required to be verified, most notably the following should be confirmed by the project's *Smoke Control Special Inspector*.
  - Verify that the firefighter's smoke control panel has priority over other building systems (e.g. energy management systems, etc.) as required by Section 909.16.3 of the FBC:
  - Verify that the firefighter's smoke control panel functions in accordance with its design intent.
  - Verify that doors, fans and dampers are configured properly and that the appropriate status indication light is lit on the firefighter's smoke control panel as required by Section 909.16.1 of the FBC.
  - Verify that each smoke control zone has been put into operation by the actuation of one automatic initiation device. Verify that each additional device within the zone (including sprinkler zones) has been verified to cause the same sequence, however, the operation of fan motors may be bypassed after the first few positive trials so as to prevent potential damage.
  - Verify positive confirmation of actuation, testing and manual override.
  - Verify control sequences throughout the system, including verification of override from the firefighter's smoke control panel.
- **Dampers/Doors:** Verify that dampers have been tested for function in their installed condition as required by Section 909.10.4 of the FBC.
- **Detection Devices:** Detection devices that are part of the smoke control system should be tested in accordance with NFPA 72, National Fire Alarm Code by the fire alarm control in their final condition. Field verification for compliance with

Section 909 of the FBC should be performed by the Smoke Control Special Inspector.

- **Smoke Control Ductwork:** At various times during construction, verify duct leakage testing as required by Section 909.10.2 of the FBC (i.e., tested to 1.5 times the maximum design pressure with confirmation that not more than 5% leakage occurs).
- **Fans:** The following operational features of smoke control fans should be verified by the project's *Smoke Control Special Inspector*.
  - Verify that motors driving fans do not operate beyond their nameplate horsepower as determined from the measurement of actual current draw and should be confirmed to have a minimum service factor of 1.15 as required by Section 909.10.5 of the FBC.
  - Examine fans for confirmation of correct rotation. Verify measurements of voltage, amperage, revolutions per minute and belt tensions have been made.
  - Verify proper operation of airflow sensors.
- **Pressurized Elevator Hoist-way:** The test procedures outlined below and in Appendix I of *Principles of Smoke Management* should be followed by the project's *Smoke Control Special Inspector*.
  - Perform/verify that barometrically controlled relief vents are capable of discharging the prescribed amount of air, at the design pressure differential.
  - Perform/verify that at least 0.10 inch of water column relative to the elevator door and corridors.
- **Response Times:** Perform/verify control and actuation response times as required by Section 909.17 of the FBC. Response time is measured from the time the equipment being tested is actually commanded to operate or shut down. Protection of equipment through time delays or staging of state commands, as permitted by Code is allowed.
- **Emergency/Standby Power:** Acceptance testing of the project's smoke control systems should be completed with emergency power and normal power for a minimum of two (2) hours. During one test started under normal conditions, the normal power should be shut off to determine the ability of the smoke control systems to operate under standby or other emergency power.
- **Sequence of Operations:** The conceptual sequence of operation related to smoke control functions included in this *Smoke Control Rational Analysis* report and the detailed sequence of operation included within the MEP's drawings should be confirmed by the project's *Smoke Control Special Inspector*.

## FINAL INSPECTION REPORT

A final report should be compiled by the project's Smoke Control Special Inspector as required by Section 909.18.8.3 of the FBC. The report shall include identification of all devices by manufacturer, nameplate data, design values, and identification tag or mark. The report shall be reviewed by the responsible registered design professional and, when satisfied that the design intent has been achieved, he/she shall sign, seal and date the report with a statement that reads as follows:

*"I have reviewed this report and by personal knowledge and on-site observation, certify that the smoke control system is in substantial compliance with the design intent and to the best of my understanding complies with the requirements of the Code."*

The final report will also be signed, sealed and dated by the Smoke Control Special Inspector and will be accompanied by the certified test and balance professional's report.

A copy of the report should be submitted to the Building Department, and the Fire Department. An identical copy should be maintained in an approved location (e.g. the Fire Command Center) in the building.

## **EXECUTION**

### **PERMITS AND FEES**

- A. Contractor is responsible for payment of all permits, fees, and charges required to complete the scope included herein.

### **SUBMITTALS AND REVIEWS**

#### **A. Shop Drawings**

- a. Contractor shall prepare detailed working drawings that are signed and stamped by a Registered Professional Engineer licensed in the field of Fire Protection or Mechanical Engineering.
- b. System design layout shall be based on actual building survey and in accordance with the approved ELSS, applicable codes, and this specification.
- c. Contractor shall submit complete system packages, including drawings and calculations, as well as manufacturer's data sheets. Partial submittals will not be accepted.
- d. Material submittals shall be approved prior to the purchase or delivery to the job site. All materials to be UUKL (UL 864).
- e. Submit detailed 1/8-inch scale (minimum) working drawings conforming to the Plans and Calculations. Drawings shall include graphical scales that allow the user to determine lengths when the drawings are reduced in size.
- f. Provide data sheets from manufacturers for the following devices, including installation, maintenance, testing procedures, dimensions, wiring diagrams, etc. Where any devices, which are provided or furnished, involve work by another contractor, submit additional data copies directly to that Contractor.
  - i. Fans for pressurization
  - ii. Fire Smoke Dampers
  - iii. Monitor Modules
  - iv. Relay Modules
  - v. Disconnect switches
- g. Where manufacturer data sheets describe items in addition to those proposed to be used for the system, clearly identify the proposed items on the sheet.
- h. Upon incorporation of Consultant's review comments and given Consultant's written approval, Contractor shall submit the required number and format of prints to the City of Coral Gables for AHJ plan review.

#### **B. As-Built Drawings**

- a. Maintain at the site an up-to-date marked set of as-built drawings, which shall be corrected and delivered to the Owner upon completion of work.
- b. Upon completion, as-built markups shall be incorporated into the shop drawings and provided with the Closeout Documentation.

#### **C. Test Submittals**

- a. The Contractor shall coordinate with the Owner and the Consultant for witnessing of the final acceptance tests and the final inspection with the AHJ.
  - b. The Contractor shall provide at least two working days written notice prior to all pressurization and/or damper actuation tests. Testing will be scheduled to allow witnessing by the Owner and the Consultant.
  - c. Upon completion of the smoke control system installation or any partial section of the system, including testing and flushing, provide a copy of a completed Material and Testing Certificate. Certificates shall be provided to document all parts of the installation.
- D. Operations and Maintenance Manuals (O&M)**
- a. O&M manuals that include step-by-step procedures required for system startup, operation, shutdown, and routine maintenance and testing shall be submitted with Closeout Documentation. The manuals shall include the manufacturer's name, model number, parts list, and tools that should be kept in stock by the owner for routine maintenance, including the name of a local supplier, simplified wiring and controls diagrams, troubleshooting guide, and recommended service organization, including address and telephone number, for each item of equipment.

#### **MATERIAL DELIVERY AND STAGING**

- A. Delivery of all materials and equipment to the job site shall be scheduled to assure compliance with the predetermined construction schedules.
- B. All deliveries scheduled by the contractor shall be arranged for times when Contractor is on site to receive the delivery unless arranged directly with the Owner.
- C. Contractor shall be responsible for handling and storage of materials on site, including furnishing of any storage facilities or structures required.

#### **SITE CONDITIONS**

- A. Contractor shall be responsible during the installation and testing periods of the elevator hoist way pressurization system and fire smoke dampers and shall pay for the necessary replacements or repairs to work of others.
- B. Protect all unfinished work to prevent damage and furnish protection of all surrounding areas, where necessary.
- C. Maintain the premises free from accumulation of waste materials or rubbish caused by this work.
- D. At the completion of the work, remove all surplus materials, tools, etc., and leave the premises clean.

## **CLOSEOUT DOCUMENTATION**

- A. At the conclusion of the project, the contractor shall provide close out documents to the Owner.
- B. The closeout document package shall consist of the following.
  - a. As-built drawings showing the installed system. Provide a complete set in the formats as follows. Submit items 2 and 3 below on a compact disc or as directed by the Owner or Owner's designated representative.
    - i. One full size printed copy.
    - ii. One complete set in electronic pdf format.
    - iii. One complete set in AutoCAD format.
  - b. Testing Documentation (Preliminary AND Final)
  - c. Binders containing Operations and Maintenance Manuals
  - d. Warranties on equipment
  - e. Signed Completed Consultant Punch Lists and Approval Letter
  - f. Signed lien waivers from all sub-contractors
  - g. Certificate of Occupancy or sign-off from AHJ
  - h. Stamped original documents approved by AHJ
  - i. Permits

## **TRAINING**

- A. At the completion of the work, provide two binders including small-scale plans of each floor of the building indicating the locations of all controls for the system. Each binder shall also include a copy of operating and maintenance instructions for all smoke control components provided, furnished, or installed.
- B. Contractor shall conduct two training sessions of maximum two hours each to familiarize the building personnel with the features, operation, and maintenance of the smoke control system. Training sessions shall be scheduled by the Owner at a mutually agreeable time to the Contractor.

## **GUARANTEE**

- A. The Contractor shall guarantee all materials and workmanship for a period of one-year beginning with the date of final acceptance by the Owner or Owner's designated representative. The Contractor shall be responsible during the design, installation, testing, and guarantee periods for any damage caused by their (or their subcontractors') work, materials, or equipment.
- B. The Contractor shall provide emergency repair service for the pressurization system within 24 hours of a request for such service by the Owner during the warranty period. This service shall be available on a 24-hour per day, seven-day per week basis.

## **PRICING**

### **FORMAT AND SUBMISSION**

- A. A total turnkey price is requested.
- B. Separate line item costs are requested for taxes and freight.
- C. Separate line item cost is also requested for Inspection, Testing, and Maintenance.
- D. Bids will only be accepted by vendors who have performed a site survey in accordance with this specification to verify existing conditions.
- E. Prices are to be sent to the Owner and received via email by **09/01/2018**.
  - a. Quotes may be addressed to:

David Betts  
Gables Plaza Condominium  
625 Biltmore Way  
Coral Gables, FL 33134  
Phone: 305-446-1675  
Email: gablesplazacondo@bellsouth.net

### **TECHNICAL QUESTIONS**

- A. Technical questions may be addressed to:

Jeffrey Marcic  
SLS Consulting, Inc.  
260 Palermo Ave  
Coral Gables, FL 33064  
Phone: 727-483-2654  
Email: jmarcic@slsfire.com

**APPENDIX A – CONCEPTUAL SMOKE CONTROL SEQUENCE OF OPERATION MATRIX**

*(A conceptual smoke control sequence of operation has been included in Appendix A for reference purposes. A detail smoke control sequence of operation is required to be provided by the Mechanical Engineer of Record or the project's Smoke Control Special Inspector during the construction phase of the project.)*

Requirements	
Clear Fire Notification	
Evacuation Flowway	
Isolating Device	
Area Smoke Detectors	
Elevator Lobbies & Machine Rooms	⊗
Sprinkler/Waterflow	
Each Floor Level	⊗
Manual Controls	
Fire Alarm Control Panel	⊗

**APPENDIX B - SMOKE CONTROL TESTING SCENARIOS & ACCEPTANCE TESTING**

*(The development of Smoke Control Testing Scenarios and Acceptance Testing will be the responsibility of the project's Smoke Control Special Inspector as required by Section 909.18 of the FBC.)*

Prior to commissioning the smoke control system, detailed smoke control testing scenarios are required to be developed by the project's *Smoke Control Special Inspector* as required by Section 909.18.8 of the Florida Building Code (FBC) and are required to be reviewed with the City of Coral Gables Building Department and the City of Coral Gables Fire Department.

Submitted by:

**SLS CONSULTING, INC.**

Michael Sheehan, P.E.

Principal/Fire Protection Engineer

Rp052918\_SLS\_109.01\_Gables Plaza Condo\_Smoke Control Rational Analysis  
RPTP-052918







## City of Coral Gables

### Fire Department

#### Fire Prevention Division

2815 Salzedo Street, Coral Gables, FL 33134

Fax (305) 460-5598

The items noted below are in violation of the Florida Fire Prevention Code and/or the Florida Administrative Code. Nothing in this report supersedes any previously written, still existing violations for this occupancy/building. You are directed to comply with corrective measures as indicated.

**Occupant Name:** 625 Biltmore Way Condominium  
- 91 units  
**Address:** 625 Biltmore Way  
Coral Gables  
**Suite:**  
**Inspection Date:** 1/17/2018  
**Inspection Type:** AA-Tactical, Apartment / Condo, Highrise  
**Inspected By:** Leonard Veight  
305-460-5577  
lveight@coralgables.com  
**Occ. Sq. Ft.:** 0  
**Occupant Number:** 018566

Insp. Result	Location	Code Set	Code
Fail	Floor 1	FL NFPA 01 13 Trash Chute	11.6.2 - Failure to maintain trash, and laundry chute to close and latch.  <b>Comment:</b> Installation and Maintenance. Rubbish chutes, laundry chutes, and incinerators shall be installed and maintained in accordance with NFPA 82, Standard on Incinerators and Waste and Linen Handling Systems and Equipment, unless such installations are approved existing installations, which shall be permitted to be continued in service. [101:9.5.2]  Failure to repair all fire trash chute doors throughout building all floors.
Fail	Floor 1	FL NFPA 101 13 Chapter 7 Means of Egress	7.2.1.15.1 - Excerpt: Where required by Chapters 11 through 43, the following...  <b>Comment:</b> Where required by Chapters 11 through 43, the following door assemblies shall be inspected and tested not less than annually in accordance with 7.2.1.15.2 through 7.2.1.15.8: (1) Door leaves equipped with panic hardware or fire exit hardware in accordance with 7.2.1.7 (2) Door assemblies in exit enclosures (3) Electrically controlled egress doors (4) Door assemblies with special locking arrangements subject to 7.2.1.6  Provide annual inspection report for all fire and smoke doors within building, inspection must be done by a licensed third party vendor.
Fail	Floor 1	FL NFPA 101 13 Chapter 7 Means of Egress	7.2.2.4.5.3 - Excerpt: Open guards, other than approved existing open guards, shall...  <b>Comment:</b> Open guards, other than approved existing open guards, shall have intermediate rails or an ornamental pattern such that a sphere 4 in. (100 mm) in diameter is not able to pass through any opening up to a height of 34 in. (865 mm), and the following also shall apply: (1) The triangular openings formed by the riser, tread, and bottom element of a guardrail at the open side of a stair shall be of such size that a sphere 6 in. (150 mm) in diameter is not able to pass through the triangular opening. (2) In detention and correctional occupancies, in industrial occupancies, and in storage occupancies, the clear distance between intermediate rails, measured at right angles to the rails, shall not exceed 21 in. (535 mm).  All Stairwell guard rails.
Fail	Floor 1	FL NFPA 101 13 Chapter 7 Means of Egress	7.2.12.2.5 - Excerpt: The area of refuge shall be provided with a...

**Comment:** Doors that open onto exit access corridors shall be self-closing and self-latching.

All unit doors and all other doors that open into corridors must be equipped with self closing and latching devices. These doors and closers must be inspected and tested annually by a licensed third party contractor.

**Fail** Floor 1 FL NFPA 101 13  
Chapter 31 Existing Apartment Buildings 31.3.6.4 - Transoms, Louvers, or Transfer Grilles.

**Comment:** Transoms, louvers, or transfer grilles shall be prohibited in walls or doors of exit access corridors.  
Remove all louvers and transfer grilles from all corridors throughout building.

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**Inspector Comments:**

All outstanding violation violations from your 2017 fire and life safety inspection performed on 11/7/2016 which is by fiscal year is your 2017 annual life safety inspection. All outstanding violations from this report will be forwarded to the 2018 annual fire and life safety inspection performed on 1/17/18. These opt. out violations will remain open until such time as all the opt. out violations have been corrected. All violations which can be corrected now should be corrected immediately.

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A re-inspection will occur on or after 2/19/2018.

Failure to correct violations within 15 days of re-inspection is subject to penalties up to and including the issuance of Civil Citations in the amount of \$200 per violation / per day.

Failure to provide immediate corrective measures when required, may result in administrative action including but not limited to: mandatory fire watch, building evacuation, or stoppage of all work.

Per City Ordinance 30-4, a Fire Inspection Fee will be billed for this inspection. All fees are subject to change without prior notice.

Thank you for your assistance. If you have any additional questions or to schedule an inspection, please contact the inspector listed at the top of this report.

**Company  
Representative:**

UTS

Signature valid only in mobile-eye documents

No Signature  
1/17/2018

L. Veight

**Inspector:**

Signature valid only in mobile-eye documents

Leonard Veight  
1/17/2018

**CONTRACT FOR RE-CERTIFICATION PER SECTION 8-11(f) OF THE  
CODE OF MIAMI-DADE COUNTY, FLORIDA**

DATE: 04/18/2018

OWNER NAME: GABLES PLAZA CONDO

Folio Number: 03-4117-026-0001

Property Address(es): 625 BILTMORE WAY, CORAL GABLES, FL 33134

Date of Inspection(s) for Purposes of this Report:

I David E. Betts, as property owner and/or authorized representative of the above referenced property, (the "Project") am requesting that Arcbuilders and Group, Inc. ("Arcbuilders") prepare and submit the required Follow-up Report (the "Report") to the \*Minimum Inspection Procedural Guidelines as required for Re-certification and as stipulated in Section 8-11 (f) of The Code of Miami-Dade County, Florida). I have submitted to Arcbuilders, documentation concerning repairs/alterations/corrections which I have performed on the Project and by doing so, take full responsibility for the proper completion of any repairs/corrections/alterations and/or maintenance of the building components. I understand that Arcbuilders relies on the validity of this documentation. I However, Arcbuilders is not responsible for verifying the validity, quality or means and methods of the repairs/alterations/corrections performed at the Project.

I understand that this \*Report being requested from Arcbuilders is not a guaranty or warranty for any part of this property. Further, I hold harmless and indemnify Arcbuilders, its principals and employees from any and all liability arising from the preparation and submission of this Report. I acknowledge that this Report is to be submitted to the Building Official as may be required for Re-Certification. I further acknowledge that this Report is not a Buyers Report, Due Diligence Report, Insurance Inspection Report, or Mitigation Document and that this Report shall not to be used for any purpose other than submittal to the Building Official in accordance with Section 8-11(f) of the Code of Miami Dade County, Florida. Any other use is strictly prohibited and any improper use renders this Report null and void. This Report shall also be null and void unless it bears Arcbuilders' original signature and embossed seal on each page. This report is not transferable or assignable to any party. Copying, faxing and/or any alteration of this report are strictly prohibited and such action shall render this Report null and void. Both Building (Structural) and Electrical Reports must be attached and accompanied by a cover letter to the Building Official. As a routine matter and in order to avoid any misunderstanding, nothing in this Report shall be construed as a guarantee for portion of the structure(s). No property/permit history was made available or reviewed for the purposes of this Report. No testing is part of this inspection or this Report. Only visual observations were conducted of areas and components, as made accessible by property owner/representative. Any repairs/corrections/alterations that were performed must be in compliance with FBC, NEC and all applicable codes and ordinances. If any violations or open permits exist, all must be corrected prior to Re-Certification being granted. By submitting this Report to the Building Department, property owner accepts full responsibility and liability to continuously verify, correct, repair and maintain all components of this Project whether included in this limited inspection report or not.

I agree and acknowledge that any claim against Arcbuilders arising out of this Report and/or Project shall be limited to the amount of compensation paid to Arcbuilders for its services in connection with this Report and/or Project.

I agree and acknowledge that the individual professionals employed by Arcbuilders which provide professional services for this Report and/or Project, shall not be found personally liable for negligence, errors or omissions, where the alleged negligent acts or omissions were not willful or intentional. I expressly disclaim and waive my right to sue any individual design professional employed by Arcbuilders that provided services for this Report and/or Project and I agree that my sole remedy is with the Arcbuilders firm.

David E. Betts LCAM  
Print Name and Title  
[Signature] 2/27/19  
Signature Date

Subscribed and Sworn before me this  
day of 20, by           
who is personally known to me or who has  
Produced the following Identification:

\_\_\_\_\_  
Notary Public, State of Florida  
My Commission expires: \_\_\_\_\_



1072

## Facility Information

Permit Number: 13-60-02567  
 Name of Facility: Gables Plaza Condo. (Spa)  
 Address: 626 Billmore Way  
 City, Zip: Coral Gables 33134

RESULT: Satisfactory

Correct By: Next Inspection  
 Re-inspection Date: None

Type: Spa-Type Pools  
 Owner: Gables Plaza Condominium Assoc.  
 Person In Charge: Betts, David Phone: ( ) 446-1675  
 Pool Operator: PoolOperator, Missing - Replace with NEW CONTACT Record then Delete  
 Phone: 306-446-1675

## Inspection Information

Purpose: Routine  
 Inspection Date: 6/5/2018

Begin Time: 12:00 PM  
 End Time: 12:30 PM

## Test Results

22. Free Chlorine ..... 3  
 23. pH ..... 7.4  
 24. Chlor. Stabilizer .....  
 33. Flowmeter ..... 40  
 34. Thermometer ..... 103

VOLUME ..... 780  
 POOL LOAD ..... 3  
 FLOW RATE ..... 50  
 NIGHT SWIM .....  
 FILTER TYPE ..... CP

Items checked are not in compliance with Chapter 386 or 514, Florida Statutes, or Chapter 64E-9 or 64E-10, Florida Administrative Code. These violations must be corrected by the date indicated to avoid closure, administrative fines, or other legal actions. Florida Building Code (FBC) violations are reported to the local building official, and depending upon risk severity, the Department of Health may close the pool or rescind the operating permit.

## Inspection Findings

## POOL AREA

1. Water Clarity/Algae Control
2. Deck/Walkways
3. Tile/Pool Finish
4. Depth Markers-FBC
5. Handrail/Ladder-FBC
6. Step Markings-FBC
7. Suction Outlets-514.0315(1)
8. Gutter Grates/Skimmer-FBC
9. Lighting
10. No Dive Markings-FBC
11. Diving Board-FBC
12. Pool Cover
13. Pool Side Shower-FBC

## POOL SAFETY

14. Life Hook(s) w/Pole
15. Life Ring(s) w/Rope
16. Safety Line

## 17. Rules Posted

## 18. Certification

## SANITARY FACILITIES

## 19. Supplies 64E-10, FAC

## 20. Clean 64E-10, FAC

## WATER QUALITY

## 21. Approved Test Kit

## 22. Free Chlor./Brom.

## 23. pH

## 24. Chlor. Stabilizer

## 25. Spa Requirements-ORP

## EQUIPMENT ROOM

## 26. Wading Pool-Quick Dump

## 27. Water Level/Control

## 28. Disinfection Feeder/Generator

## 29. pH Feeder

## 30. Chem. Container Label-FBC

## 31. Filter / Pump

## 32. Vacuum Cleaner-FBC

## 33. Flowmeter

## 34. Thermometer

## 35. Pressure/Vacuum Gauge

## 36. Equip. Room

## 37. Cross Connection

## 38. Gas Chlorine Eq.-FBC

## 39. Waste Water - FBC

## 40. D.E. Separator-FBC

## 41. Other Equipment

## 42. Equip. Change-FBC

## 43. Approved Chemicals

## 44. Maintenance Log

## 45. Inspection Posted

## 46. Safety-514.0315(2)

## 47. Fences/Gates- FBC

## 48. Other

## 49. Other

NOTE: It is unlawful to modify a public pool or its equipment without prior approval from the local building department and submitting an application to DOH.

Inspector Signature:

*Olivia Espinoza*

Client Signature:

*DAVID B. BETTS*

Permit Number: 13-60-02567

Name of Facility: Gables Plaza Condo. (Spa)



2 of 2

### General Comments

Satisfactory

Replace the entrapment and provided the DOH verification form DH4157

Email Address(es): gabrielplazacondo@bellsouth.net

DOH Web Page For Pools: <http://www.floridahealth.gov/environmental-health/swimming-pools/index.html>

### Violations/Comments

Violation #46. Safety-514.0315(2)

observed expired main drain grate

Replace main drain grate Report to DOH on verification form DH415

CODE REFERENCE: Safety-514.0315(2), F.S. 64E-9.008(3)(a) & (10)(c); 64E-9.017(1)(e) & (g). All equipment room anti-entrapment systems shall be installed by a licensed contractor, maintained as functional, tested, reported to DOH on Verification form DH4157, and in compliance with the national anti-entrapment standard cited in section 514.0315(2), F.S. Suction Limiting Vent systems require annual tests; Safety Vacuum Release systems require testing per manufacturer.

Inspection Conducted By: Gloria Espinosa (27326)  
Inspector Contact Number: Work: (305) 623-3500 ex.  
Print Client Name:  
Date: 6/5/2018

Inspector Signature:

*Gloria Espinosa*

Client Signature:

*DAVID*

Form Number: DH 420 - 04/12

16-60-02537 Gabriel Plaza Condo, (Spr)



1 of 2

**Facility Information**

**RESULT: Satisfactory**

Permit Number: 13-80-01551  
Name of Facility: Gables Plaza Condominium Pool  
Address: 625 Biltmore Way  
City, Zip: Miami 33134

**Correct By: None**  
**Re-Inspection Date: None**

Type: Public Pool > 25000 Gallons  
Owner: Gables Plaza Condo  
Person In Charge: Betts, David Phone: ( ) 446-1675  
Pool Operator: PoolOperator, Missing - Replace with NEW CONTACT Record then Delete  
Phone: 305-446-1675

**Inspection Information**

Purpose: Routine  
Inspection Date: 6/5/2018

Begin Time: 11:30 AM  
End Time: 12:00 PM

**Pool Water Chemistry**

22. Free Chlorine .....	4	VOLUME .....	39600
23. pH .....	7.4	POOL LOAD .....	22
24. Chlor. Stabilizer .....		FLOW RATE .....	110
33. Flowmeter .....	110	NIGHT SWIM .....	
34. Thermometer .....		FILTER TYPE .....	CP

Items checked are not in compliance with Chapter 386 or 514, Florida Statutes, or Chapter 64E-9 or 64E-10, Florida Administrative Code. These violations must be corrected by the date indicated to avoid closure, administrative fines, or other legal actions. Florida Building Code (FBC) violations are reported to the local building official, and depending upon risk severity, the Department of Health may close the pool or rescind the operating permit.

**Pool Area Checklist**

- |                                |                                   |                                  |
|--------------------------------|-----------------------------------|----------------------------------|
| <b>POOL AREA</b>               | <b>17. Rules Posted</b>           | <b>32. Vacuum Cleaner-FBC</b>    |
| 1. Water Clarity/Algae Control | <b>18. Certification</b>          | <b>33. Flowmeter</b>             |
| 2. Deck/Walkways               | <b>SANITARY FACILITIES</b>        | <b>34. Thermometer</b>           |
| 3. Tile/Pool Finish            | 19. Supplies 64E-10, FAC          | <b>35. Pressure/Vacuum Gauge</b> |
| 4. Depth Markers-FBC           | 20. Clean 64E-10, FAC             | <b>36. Equip. Room</b>           |
| 5. Handrail/Ladder-FBC         | <b>WATER QUALITY</b>              | <b>37. Cross Connection</b>      |
| 6. Step Markings-FBC           | 21. Approved Test Kit             | <b>38. Gas Chlorine Eq.-FBC</b>  |
| 7. Suction Outlets-514.0315(1) | 22. Free Chlor./Brom.             | <b>39. Waste Water - FBC</b>     |
| 8. Gutter Grates/Skimmer-FBC   | 23. pH                            | <b>40. D.E. Separator-FBC</b>    |
| 9. Lighting                    | 24. Chlor. Stabilizer             | <b>41. Other Equipment</b>       |
| 10. No Dive Markings-FBC       | 25. Spa Requirements-ORP          | <b>42. Equip. Change-FBC</b>     |
| 11. Diving Board-FBC           | <b>EQUIPMENT ROOM</b>             | <b>43. Approved Chemicals</b>    |
| 12. Pool Cover                 | 26. Wading Pool-Quick Dump        | <b>44. Maintenance Log</b>       |
| 13. Pool Side Shower-FBC       | 27. Water Level/Control           | <b>45. Inspection Posted</b>     |
| <b>POOL SAFETY</b>             | 28. Disinfection Feeder/Generator | <b>46. Safety-514.0315(2)</b>    |
| 14. Life Hook(s) w/Pole        | 29. pH Feeder                     | <b>47. Fences/Gates- FBC</b>     |
| 15. Life Ring(s) w/Rope        | 30. Chem. Container Label-FBC     | <b>48. Other</b>                 |
| 16. Safety Line                | 31. Filter / Pump                 | <b>49. Other</b>                 |

**NOTE: It is unlawful to modify a public pool or its equipment without prior approval from the local building department and submitting an application to DOH.**

Inspector Signature:

*Gloria Espinoza*

Client Signature:

*W.H.*

Permit Number: 13-80-01551

13-80-01551 Gables Plaza Condominium Pool



2 of 2

### General Comments

Satisfactory

No violations observed at time of inspection

Email Address(es): gablesplazacondo@bellsouth.net

DOH Web Page For Pools: <http://www.floridahealth.gov/environmental-health/swimming-pools/index.html>

### Violations Comments

No Violation Comments Available

Inspection Conducted By: Gloria Espinosa (27326)

Inspector Contact Number: Work: (305) 623-3500 ex.

Print Client Name:

Date: 6/5/2018

Inspector Signature:

*Gloria Espinosa*

Client Signature:

*[Signature]*

Form Number DH 220 06/03

13-30-51651 Gables Plaza Condominium Pool

**Comment:** The area of refuge shall be provided with a two-way communication system for communication between the area of refuge and a central control point. The door opening to the stair enclosure or the elevator door and the associated portion of the area of refuge that the stair enclosure door opening or elevator door serves shall be identified by signage. (See 7.2.12.3.5.)

Provide two way communication for all areas of refuge throughout building .

Fall	Floor 1	FL NFPA 101 13 Chapter 31 Existing Apartment Buildings	31.2.1.2 - Failure to provide secondary means of escape from a one or two family dwelling unit.
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**Comment:** Provide secondary means of escape as per NFPA 101 Chapter 24 for one and two family dwelling unit.

For all floors or provide full fire sprinkler protection throughout building .

Fall	Floor 1	FL NFPA 101 13 Chapter 31 Existing Apartment Buildings	31.2.2.12.1 - Excerpt: Areas of refuge complying with 7.2.12 shall be permitted...
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**Comment:** Areas of refuge complying with 7.2.12 shall be permitted, as modified by 31.2.2.12.

Provide two areas of refuge for all upper floors throughout building.

Fall	Floor 1	FL NFPA 101 13 Chapter 31 Existing Apartment Buildings	31.3.4.5.3 - Excerpt: In buildings other than those equipped throughout with an...
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**Comment:** In buildings other than those equipped throughout with an existing, complete automatic smoke detection system or a complete, supervised automatic sprinkler system in accordance with 31.3.5, smoke alarms shall be installed in every sleeping area in accordance with 9.6.2.10, as modified by 31.3.4.5.4.

Provide smoke detectors inside and outside all sleeping rooms. An annual inspection of all smoke detectors in units throughout building including all sleeping rooms must be inspected by a third party licensed contractor annually .

Fall	Floor 1	FL NFPA 101 13 Chapter 31 Existing Apartment Buildings	31.3.5.11.1 - High-Rise Building Sprinklers.
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**Comment:**

All high-rise buildings, other than those meeting 31.3.5.12.1 or 31.3.5.12.2, shall be protected throughout by an approved, supervised automatic sprinkler system in accordance with 31.3.5.3, not later than December 31, 2019.

Fall	Floor 1	FL NFPA 101 13 Chapter 31 Existing Apartment Buildings	31.3.5.11.3 - Excerpt: An automatic sprinkler system shall not be required in...
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**Comment:** An automatic sprinkler system shall not be required in buildings having an approved, engineered life safety system in accordance with 31.3.5.11.4.

Effective 1/1/17.

Fall	Floor 1	FL NFPA 101 13 Chapter 31 Existing Apartment Buildings	31.3.5.11.4.1 - Excerpt: When used to satisfy the requirements of 31.3.5.12.3, the term...
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**Comment:**

When used to satisfy the requirements of 31.3.5.12.3, the term "Engineered Life Safety System" shall only apply as an alternative to complete automatic fire sprinkler protection in existing high-rise buildings.

Effective 1/1/17.

Fall	Floor 1	FL NFPA 101 13 Chapter 31 Existing Apartment Buildings	31.3.6.2.3 - Excerpt: Doors that open onto exit access corridors shall be...
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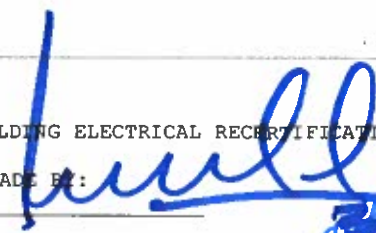


## MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING ELECTRICAL RECERTIFICATION

INSPECTION COMMENCE  
DATE: FEBRUARY 27, 2019

INSPECTION COMPLETED  
DATE: March 14, 2019

MUST BE SIGNED AND  
SEALED BY ARCHITECT OR  
ENGINEER

INSPECTION MADE BY:  
SIGNATURE: 

PRINT NAME: Rick Hernandez-Capote, P.A.  
TITLE: AR 0013379, AAC001931

ADDRESS: 7301 SW 83 Court  
Miami-Dade, FL 33143  
PHONE: (305) 275-6310  
FAX: (305) 275-6309

Description of Structure:

- a. Name or Title: GABLES PLAZA CONDOMINIUM ASSOCIATION INC
  - b. Property address: 625 BILTMORE WAY, CORAL GABLES, FL 33134
  - c. Legal description: GABLES PLAZA CONDO CORAL GABLES BILTMORE SEC
  - d. Owner's name: Same as title
  - e. Owner's mail address: 625 BILTMORE WAY #101, CORAL GABLES, FL 33134
  - f. Building Official Folio Number: 03-4117-026-0001
  - g. Building Code Occupancy Classification: MULTI FAMILY
  - h. Present use: MULTI FAMILY 91 UNITS
  - i. General description, type of construction, size, number of stories, and special features.  
CBS, fifteen stories, per Dade County Property Appraiser was built 1969, and has 91 Residential Units.
  - j. Additions to original structure: No property permit history was either made available or reviewed for purposes of this report except as may be attached hereto. Areas inspected were those made available by property owner/representative on day of inspection. All gas lines, all plumbing lines, meters and appliances and equipment are specifically excluded for purposes of this report, however we urge property owner to take any and all necessary precautions to assure that these items are properly maintained to protect property and above all life safety.
1. ELECTRICAL SERVICE: Underground service to from FPL, number of feeders and wire size unable to be determined.
    - a. SIZE: AMPERAGE ( 2500+600+600 ); FUSES ( X ); BREAKER ( X )
    - b. PHASE: 3φ ( X ); 1φ ( );
    - c. CONDITION: GOOD ( ); FAIR ( ); NEED REPAIR ( X )
  - d. COMMENTS: THESE ITEMS ENCOMPASS THE ELECTRICIAL CONCERNS AS THEY RELATE TO RECERTIFICATION;
    - OWNER TO PROVIDE FIRE REPORT FOLLOWING COMPLETION OR RESOLUTION OF PENDING VIOLATIONS
    - FPL VAULT INSPECTION SHOULD BE PERFORMED AND PROVIDE ANY CORRECTIVE ACTION REQUIRED, ADDITIONALLY ANY REQUIRED CORRECTIVE ACTION OUTSIDE OF THE SCOPE OF FPL WILL REQUIRE A THIRD PARTY SPECIALTY ELECTRICAL CONTRACTOR TO PERFORM SAME.

This report is not a Buyers Report. Due Diligence, Insurance Inspection, Mitigation Document or for any other purpose other than to be prepared and submitted to the Building Official solely in accordance and with the purpose of compliance with Section 8-11 (f) of the Code of Miami-Dade County, any other use is strictly prohibited and voids all content. This report must bear the original signature and embossed seal on each page or it is void of all contents. This report is not transferable to any party. Copying, faxing and/or any alteration of this report is strictly prohibited and voids all content. Both Building (Structural) and Electrical Reports must be attached and accompanied by a cover letter to the building official. As routine matter, in order to avoid possible misunderstanding, nothing in this report should be construed directly or indirectly as a guarantee for any portion of the structure(s). We rely on the validity of documentation provided by owner for repairs/alterations/corrections. No property/permit history was either made available or reviewed for purposes of this report. No testing is part of this inspection, only visual observations were conducted of areas and components as made accessible by property owner. Any repairs/alterations/modifications must be in compliance with FBC, NEC and all applicable codes and ordinances. If any violations or open permits exist all must be corrected prior to granting of Re-Certification. Further, it is understood by all parties that regardless of the content of this report, by submitting this report to the Building Department, property owner is not exempt, released or indemnified from any responsibility and liability to continuously verify, correct, repair and maintain all components of this building safe for continued use and occupancy whether included in this limited inspection report or not.

- MASTER ELECTRICIAN TO REMOVE/REPLACE ALL "ZINSCO" BRAND MAINS, TRANSFORMERS, ELECTRICAL PANELS AND DISCONNECTS AT ELECTRICAL ROOMS, METER ROOMS, LAUNDRY ROOMS AND IN EACH RESIDENTIAL UNIT WHERE APPLICABLE DUE TO THE ZERO LIFE EXPECTANCY AND LIFE SAFETY CONCERNS REGARDING FIRES AND ELECTROCUTIONS OF ZINSCO /SYLVANIA PANELS IN THE CIRCA OF THIS CONSTRUCTION.DESIGN DOCUMENTS AND PERMITS WILL BE REQUIRED.
- TWO MISCELLANEOUS PANEL BOARDS LOCATED WITHIN PARKING GARAGE AT BASEMENT LEVEL SHOULD BE RELOCATED ABOVE BASEFLOOD ELEVATION.
- SERVICE GROUNDING REQUIRES MODERNIZATION.
- MASTER ELECTRICIAN TO PROVIDE SINGLE STATION HARD WIRED SMOKE DETECTORS OR 10 YEAR PERMANENT BATTERY TYPE IN ALL BEDROOMS.PLEASE NOTE THAT AS PART OF THE UPDATES BEING PERFORMED FOR LIFE SAFETY THE SMOKE DETECTOR REQUIREMENT MAY VARY. THE DESIGN PROFESSIONAL WILL NEED TO PROVIDE SPECIFICS AS TO THE COMPLIANCE REQUIRED.
- MASTER ELECTRICIAN TO VERIFY/CORRECT ALL OUTLETS AT BALCONIES AND EXTERIOR COMMON AREAS HAVE EXTERIOR TYPE OUTLETS AND ARE FUNCTIONING GFIC'S
- MECHANICAL CONTRACTOR TO PROPERLY STRAP ALL ROOF TOP EQUIPMENT, INCLUDING BUT NOT LIMITED TO, EXHAUST VENTILATION FANS AND AC EQUIPMENT.
- PLEASE SEE THE ATTACHED FIRE DEPARTMENT INSPECTION REPORT DATED 1/17/2018- VIOLATIONS ARE PENDING RESOLUTION- YET MANAGEMENT HAS PROVIDED DOCUMENTS AS TO THE PROCESS THEY ARE CURRENTLY UNDERTAKING. ACCORDINGLY, PLEASE REFER TO ATTACHED ELSS SPRINKLER SPECIFICATIONS AND SMOKE CONTROL RATIONAL ANALYSIS AND BID SPECIFICATION AS PROVIDED BY OWNERSHIP/MANAGEMENT. NEW IMPROVEMENTS FOR LIFE SAFETY, INCLUDING BUT NOT LIMITED TO, FIRE SUPPRESSION SPRINKLER SYSTEM THROUGHOUT COMMON AREAS AND RESIDENTIAL UNITS, NEW FIRE CONTROL PANEL, ELECTRICAL HARD WIRED SMOKE DETECTORS FOR COMMON AREAS AND ALL RESIDENTIAL UNITS, MECHANICAL SMOKE EVACUATION SYSTEM FOR ALL COMMON AREAS, AND STAND BY POWER GENERATOR. OWNERSHIP TO PROVIDE, ALL PERMITS AND FINALED INSPECTIONS FOR FIRE VIOLATIONS RESOLUTIONS.
- CENTRAL BOILER WAS SIGNIFICANTLY REFURBISHED -PROPER PERMITS ARE TO BE OBTAINED, ISSUED AND CLOSED.
- GENERATOR IS BEING REPLACED- PROPER PERMITS ARE TO BE ISSUED AND CLOSED

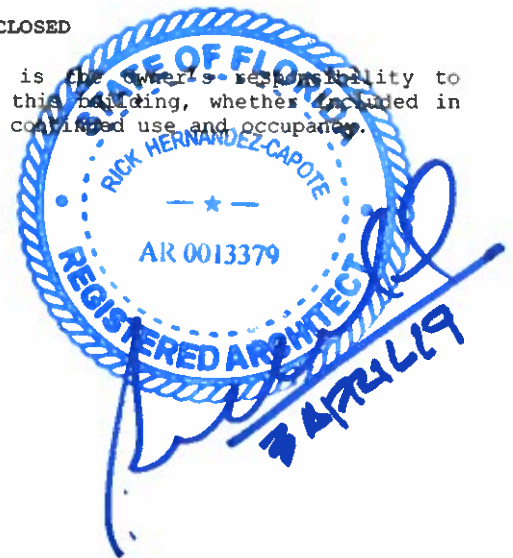
As observed at time of inspection based on age of structure. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

2. METER AND ELECTRICAL ROOM:

- a. CLEARANCES: GOOD ( ); FAIR ( x ); CORRECTION REQ. ( )  
COMMENTS:

3. GUTTERS:

- a. LOCATION: LINE  
GOOD ( ); REQUIRES REPAIR ( X ) PLEASE REFER TO 1D.
- b. LOCATION: LOAD  
GOOD ( ); REQUIRES REPAIR ( X ) PLEASE REFER TO 1D.
- c. TAPS AND FILL:  
GOOD ( ); REQUIRES REPAIR ( X ) PLEASE REFER TO 1D.



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## 4. ELECTRICAL PANELS:

- a. PANEL # ( 1-115 ): GOOD ( ); REQUIRES REPAIR ( X )  
 Location: **PLEASE REFER TO 1D.** As observed at each inspected area, breaker panels. Any required corrections/repairs/alterations must be in compliance with FBC, NEC and all applicable codes and ordinances. This report is not for bidding purposes. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

## 5. BRANCH CIRCUITS:

- a. IDENTIFIED: YES ( ); MUST BE IDENTIFIED ( X )
- b. CONDUCTORS: GOOD ( ); DETERIORATED ( ); REPLACE ( X )
- c. COMMENTS: **PLEASE REFER TO 1D.** As observed at time of inspection based on age of structure. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

## 6. GROUNDING OF SERVICE: GOOD ( ); REQUIRES REPAIR ( X )

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## 7. GROUNDING OF EQUIPMENT: GOOD ( ); REQUIRES REPAIR ( X )

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## 8. SERVICE CONDUITS RACEWAYS; CONDITION: GOOD ( ); REQUIRES REPAIR ( X )

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## 9. SERVICE CONDUCTOR &amp; CABLES; CONDITION: GOOD ( ); REQUIRES REPAIR ( X )

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## 10. TYPES OF WIRING METHODS:

CONDUIT RACEWAYS; RIGID:	GOOD ( ); REQUIRES REPAIR ( X )
CONDUIT; PVC:	GOOD ( ); REQUIRES REPAIR ( )
NM CABLE:	GOOD ( ); REQUIRES REPAIR ( )
BX CABLE:	GOOD ( ); REQUIRES REPAIR ( )

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## 11. FEEDER CONDUCTORS; CONDITION: GOOD ( ); REQUIRES REPAIR ( X )

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## 12. EMERGENCY LIGHTING: GOOD ( X ); REQUIRES REPAIR ( )

COMMENTS: As observed at time of inspection based on age of structure. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

## 13. BLDG. EGRESS ILLUMINATION: GOOD ( X ); REQUIRES REPAIR ( )

COMMENTS: As observed at time of inspection based on age of structure. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

## 14. FIRE ALARM SYSTEM: GOOD ( ); REQUIRES REPAIR ( X )

COMMENTS: **PLEASE REFER TO 1D.** Authority Having Jurisdiction may determine additional requirements. In the case that the Authority Having Jurisdiction makes this a requirement, it is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

## 15. SMOKE DETECTORS: GOOD ( ); REQUIRES REPAIR ( X )

COMMENTS: **PLEASE REFER TO 1D.** Property owner is responsible and liable to provide continued testing, maintenance and upgrades as may be necessary to assure all smoke detectors are continuously operable. Special care should be taken to assure units and their wiring are neither tampered with nor malfunctioning. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy. In addition, property owner is responsible to assure compliance with any requirement, code or ordinance that may require a hardwired carbon monoxide detector.

## 16. EXIT LIGHTS: GOOD ( X ); REQUIRES REPAIR ( )

COMMENTS: As observed at time of inspection based on age of structure. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

## 17. EMERGENCY GENERATOR: GOOD ( ); REQUIRES REPAIR ( X )

COMMENTS: **PLEASE REFER TO 1D.**

## 18. WIRING IN OPEN OR UNDER COVER PARKING, GARAGE AREAS: GOOD ( X ); ADDITIONAL ILLUMINATION REQUIRED ( )

COMMENTS: As observed at time of inspection based on age of structure. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

## 19. OPEN OR UNDER COVER PARKING SURFACE AND SECURITY LIGHTING: GOOD ( X ); ADDITIONAL ILLUMINATION REQUIRED ( )

COMMENTS: As observed/measured at time of inspection based on age of structure. Property owner is to assure that continued proper security lighting is provided at all times through preventive maintenance, upgrades or whatever means as may be necessary for compliance with section 8c-3 of the Code of Miami-

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- Dade County. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.

20. \* SWIMMING POOL WIRING: GOOD ( ); REQUIRES REPAIR/VERIFICATION ( X )

COMMENTS: PLEASE REFER TO 1D.

21. WIRING OF/TO MECHANICAL EQUIPMENT: GOOD ( ); REQUIRES REPAIR ( X )

COMMENTS: PLEASE REFER TO 1D. As observed at time of inspection based on age of structure. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy. Any machinery or equipment which is for tenant use is excluded for the purposes of this report.

22. GENERAL ADDITIONAL COMMENTS: THIS REPORT IS NOT FOR BIDDING PURPOSES. Continue with proactive maintenance and provide repairs as may be necessary to maintain property safe for continued use and occupancy. Please note that this report does not include testing of any component, it is based on visual observations of applicable and accessible areas on day of inspection. Additionally, we rely on the validity of documentation as may be provided by owner for repairs performed to their property and for which they are solely responsible and liable for assuring they meet proper compliance with all applicable codes and life safety. It is the owner's responsibility to continuously verify, correct, repair and maintain all components of this building, whether included in this limited inspection report or not, to assure building is safe for continued use and occupancy.



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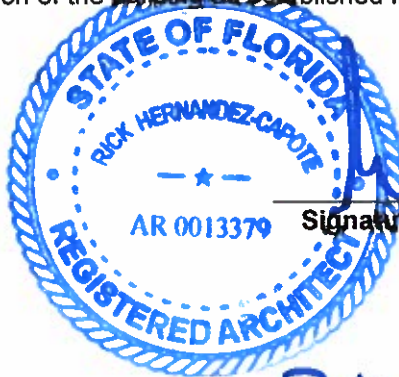
**CERTIFICATION OF COMPLIANCE WITH PARKING LOT ILLUMINATION  
STANDARDS IN CHAPTER 8C OF THE CODE OF MIAMI-DADE COUNTY**

DATE: March 14, 2019

Re: Folio No. 03-4117-026-0001  
Property Address: 625 Biltmore Way Bldg. No. 1  
Building Description: 15 Story Residential Condo Building

The undersigned states the following:

1. I am a Florida registered professional engineer or architect with an active license.
2. On March 14,, 2019, I measured the level of illumination in the parking lot(s) serving the above referenced building.
3. Maximum 4.8 foot candle per SF, Minimum 1 foot candle per SF, Minimum to Maximum ratio 1 : 5, foot candle 1.3 average per SF.
4. The level of illumination provided in the parking lot(s) meets the minimum standards for the occupancy classification of the building as established in Section 8C-3 of the Code of Miami-Dade County.



  
Signature and Seal of Architect or Engineer

Rick L. Hernandez-Capote NIA  
LC. AR 0013379  
(Print Name)



City of Coral Gables  
Development Services

# OFFICE SET



**RC-19-04-5808**

**625 BILTMORE WAY # COMMON AREAS**

Folio #: 03-4117-026-0001  
Permit Description: BUILDING  
RECERTIFICATION (1969)

EL 19045810  
ME \_\_\_\_\_  
PL \_\_\_\_\_

Section	Approved	
	By	Date
<input checked="" type="checkbox"/> BUILDING		
<input type="checkbox"/> CONCURRENCY		
<input checked="" type="checkbox"/> ELECTRICAL		
<input type="checkbox"/> FEMA		
<input type="checkbox"/> FIRE		
<input type="checkbox"/> HANDICAP		
<input type="checkbox"/> HISTORICAL		
<input type="checkbox"/> LANDSCAPE		
<input type="checkbox"/> MECHANICAL		
<input type="checkbox"/> PLUMBING		
<input type="checkbox"/> PUBLIC WORKS		
<input type="checkbox"/> STRUCTURAL		
<input type="checkbox"/> ZONING		
<input type="checkbox"/>		
<input type="checkbox"/> 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.**

**Special Inspector required  
for the following:**

- ☐ Special Inspector for PILING  
☐ Special Inspector for REINFORCED MASONRY  
☐ Special Inspector for \_\_\_\_\_

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

**RC-19-04-5808**

**RC-19-04-5808**

