



Advanced Florida Building Code 8th Edition (2023): Covering the Most Significant Changes

An Online Continuing Education Course for Engineers

Course Number: L-2039

Credit: 2 Hour / 2 PDH / 2 CPD

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Introduction

This 2 PDH advanced course on the 8th Edition of the Florida Building Code covers a selection of the most significant changes made to the Florida Building Code during the transition from the 7th Edition to the 8th Edition.

The course covers the most significant changes made to the following codes:

- 2023 Florida Building Code, Building 8th Edition.
- 2023 Florida Building Code, Residential 8th Edition.
- 2023 Florida Building Code, Mechanical 8th Edition.
- 2023 Florida Building Code, Plumbing 8th Edition.

The course is structured as follows:

- Language that is unchanged between the 7th and 8th Edition of the Code is indicated with Black Font
- New or modified language in the 8th Edition of the Code is indicated with Red Font
- Commentary is indicated with *Italicized Black Font*

This course is provided in accordance with the requirements of the Florida Department of Business and Professional Regulation (DBPR) for the required Advanced Florida Building Code Module.

Understand that this course is designed to cover the most significant changes from the 7th Edition to the 8th Edition of the Code. The course does not cover every change made between the two revisions of the Code.

Florida Building Code 8th Edition
(Covering all structures except 1 or 2 family dwellings)

110.9 Mandatory structural inspections for condominium and cooperative buildings.
NEW SECTION

110.9.1 General.

The Legislature finds that maintaining the structural integrity of a building throughout its service life is paramount to ensure that buildings are structurally sound and do not threaten public health, safety, or welfare. As such, the Legislature finds that the imposing statewide ideal inspection program for aging condominium and cooperative buildings in this state is necessary to ensure that such buildings are safe for continued use.

110.9.2

As used in this section, the terms:

(a) “Milestone inspection” means a structural inspection of a building, including an inspection of load-bearing walls and the primary structural members and structural systems, as those terms are defined in s. 627.706, *Florida Statutes*, by a licensed architect or engineer authorized to practice in this state to test life safety and adequacy of the structural components of the building and, to the extent reasonably possible, determining the general structural condition of the building as it affects the safety of such building, including a determination of any necessary maintenance, repair, or replacement of any structural component of the building. The purpose of such an inspection is to determine if the condition of an existing building complies with the policies negatively affecting the Code or the fire safety code.

(b) “Substantial structural deterioration” means substantial structural distress negatively affecting a building’s general structural condition and integrity. The term does not include surface imperfections such as cracks, distortion, sagging, deflections, misalignment, signs of leakage, or peeling of finishes unless the licensed engineer or architect performing the phase one or phase two inspection determines that such surface imperfections are a sign of substantial structural deterioration.

110.9.3

A condominium association under Chapter 718, *Florida Statutes*, and a cooperative association under Chapter 719, *Florida Statutes*, must have a milestone inspection performed for each building that is three stories or more in height by December 31 of the year in which the building reaches 30 years of age, based on the date the certificate of occupancy for the building was issued, and every 10 years after that. If the building is within 3 miles of a coastline as defined in

s. 376.031, *Florida Statutes*, the condominium association or cooperative association must have a milestone inspection performed by December 31 of the year the building reaches 25 years of age, based on the date the certificate of occupancy for every 10 years after that condition after that or cooperative association must arrange for the milestone inspection to be performed and is responsible for ensuring compliance with the requirements of this section. The condominium association or cooperative association is responsible for all costs associated with the inspection. This subsection does not apply to a single-family, two-family, or three-family dwelling with three or fewer habitable stories above ground.

110.9.4

Suppose a milestone inspection is required under this section, and the building's certificate of occupancy was issued on or before July 1, 1992. In that case, the building's initial milestone inspection must be performed before the date of issuance for the certificate of occupancy is unavailable. In that case, occupancy is unavailable; the date of issuance of the building's certificate of occupancy shall be the date of occupancy evidenced in any record of the local building official.

110.9.5

Upon determining that a building must have a milestone inspection, the local enforcement agency must provide written notice of such required inspection to the condominium association or cooperative association by certified mail, return receipt requested.

110.9.6

Within 180 days after receiving the written notice under Section 110.9.5, the condominium association or cooperative association must complete phase one of the milestone inspection. For purposes of this section, completion of phase one of the milestone inspection means the licensed engineer or architect who performed the phase one inspection submitted the inspection report by e-mail, United States Postal Service, or commercial delivery service to the local enforcement agency.

110.9.7

A milestone inspection consists of two phases:

110.9.7.1

For phase one of the milestone inspection, a licensed architect or engineer authorized to practice in this state shall perform a visual examination of habitable and non-habitable areas of a building, including the major structural components of a building, and provide a qualitative assessment of the structural conditions of the building. If the architect or engineer finds no

signs of substantial structural deterioration to any building components under visual examination, phase two of the inspection, as provided in Section 110.9.7.2, is not required. An architect or engineer completing a phase one milestone inspection shall prepare and submit an inspection report per Section 110.9.8.

110.9.7.2

Phase two of the milestone inspection must be performed if any substantial structural deterioration is identified during phase one. A phase two inspection may involve destructive or nondestructive testing at the inspector's direction. The inspection may be as extensive or as limited as necessary to fully assess areas of structural distress to confirm that the building is structurally sound and safe for its intended use and to recommend a program for fully evaluating thoroughly and repairing distressed and damaged portions of the building. When determining testing locations, the inspector must prefer locations that are the least disruptive and most easily repairable while still being representative of the structure. An inspector who completes a phase two milestone inspection shall prepare and submit an inspection report per 110.9.8.

110.9.8

Upon completion of a phase one or phase two milestone inspection, the architect or engineer who performed the inspection must submit a sealed copy of the inspection report with a separate summary of, at minimum, the material findings and recommendations in the inspection report to the condominium association or cooperative association, and to the building official of the local government which has jurisdiction. The inspection report must, at a minimum, meet all the following criteria:

1. (a) Bear the seal and signature, or the electronic signature, of the licensed engineer or architect who performed the inspection.
2. (b) Indicate the manner and type of inspection forming the basis for the inspection report.
3. (c) Identify any substantial structural deterioration within a reasonable professional probability based on the scope of the inspection, describe the extent of such decline, and identify any recommended repairs for such deterred decline. State whether unsafe or dangerous conditions were observed as defined in the Florida Building Code.
4. (e) Recommend any remedial or preventive repair for damaged items without substantial structural deterioration.
5. (f) Identify and describe any items requiring further inspection.

