

**CITY COUNCIL RESEARCH DIVISION
LEGISLATIVE SUMMARY**



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Bill Type and Number: Ordinance 2022-842

Introducer/Sponsor(s): Council Member Diamond

Date of Introduction: November 9, 2022

Committee(s) of Reference: NCSPHS, LUZ

Date of Analysis: November 10, 2022

Type of Action: Ordinance Code amendment

Bill Summary: The bill amends Ordinance Code Chapter 320 – Construction Regulations and Building Codes – General Provisions – to create a new Part 5 – Milestone Inspections. It also creates a new Ordinance Code Chapter 328 – Milestone Inspection Regulation. The new Part and new Chapter require periodic inspections of condominium and cooperative buildings more than 3 stories tall. It does not apply to buildings located in the Beaches cities or Baldwin.

Background Information: The amendments are proposed in response to the passage by the 2022 Florida Legislature of Senate Bill 4-D which was enacted to address the tragedy of the 2021 collapse of Champlain Towers condominium in the Town of Surfside. That bill imposes mandatory inspections for structural integrity for structures in the state based on the type of building, height of the building, location of the building. This bill provides regulatory processes for notice, review, supervision, timing, and enforcement of such inspections. It makes inspections of condominium and cooperative buildings meeting the height requirements mandatory by December 31st of the 25th year after the building is issued of a Certificate of Occupancy and every 10 years thereafter. The bill provides numerous definitions of relevant terms, provides that the Building Inspection Division shall be the local enforcement agency, requires registration of all existing buildings two stories or more in height that are not single-family homes, provides for registration of newly constructed buildings, provides specifications for Phase 1 and Phase 2 inspections and reports, provides for enforcement mechanisms, and requires that structures determined to be unsafe for habitation must be immediately reported to the building owners and to the City, the Fire Marshall and the Chief of Code Compliance.

Policy Impact Area: Public safety

Fiscal Impact: Undetermined

Analyst: Clements