

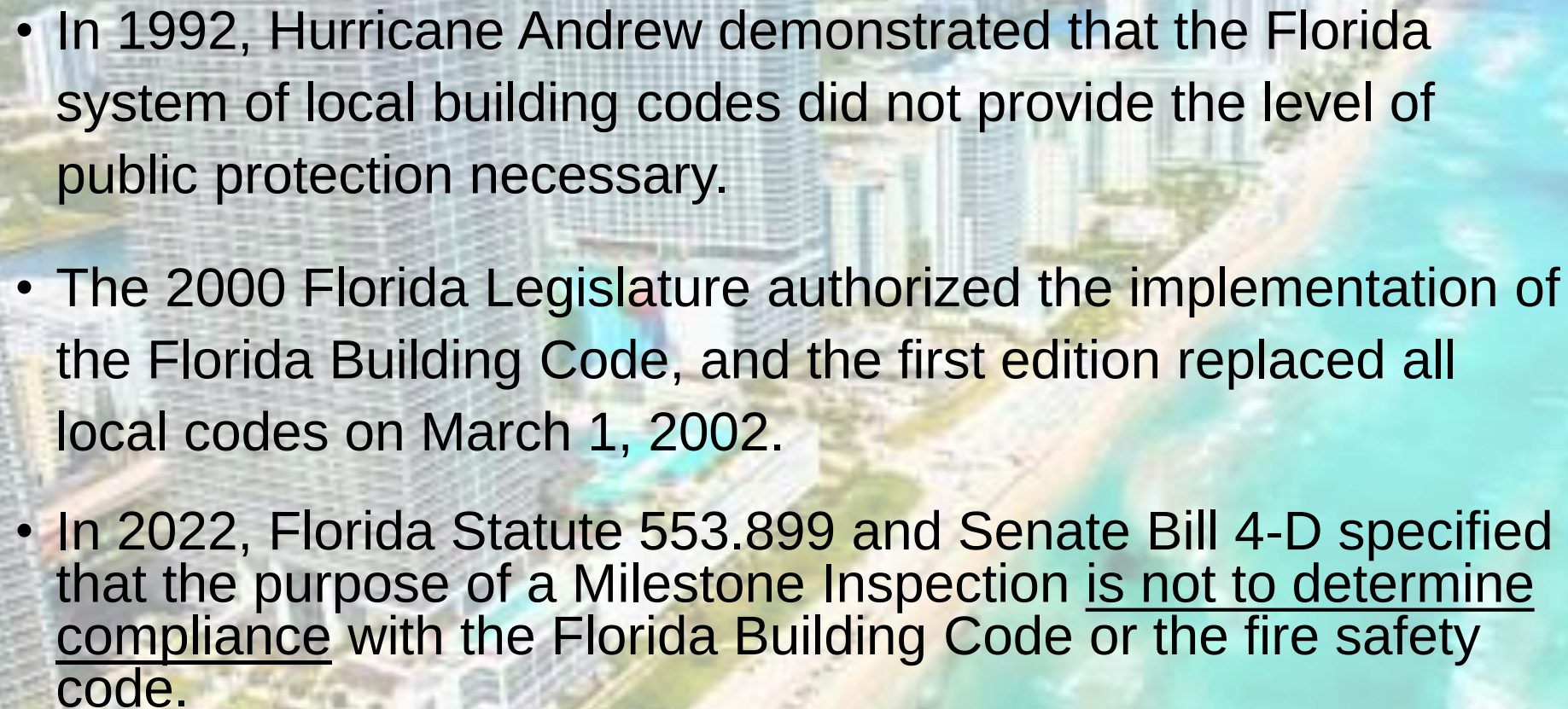
An aerial photograph of a coastal city, likely Miami, showing a dense cluster of high-rise buildings along a sandy beach. The ocean is visible on the right side of the frame, with waves breaking onto the shore. The sky is blue with scattered white clouds. The text "Milestone Inspection" is overlaid in the center of the image.

Milestone Inspection

Compliance with State of Florida

553.899 Mandatory structural inspections for
condominium and cooperative buildings

History

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- An aerial photograph of a coastal city, likely Miami, showing a mix of urban development, green spaces, and a sandy beach leading to the ocean. The image is used as a background for the text overlay.
- In 1992, Hurricane Andrew demonstrated that the Florida system of local building codes did not provide the level of public protection necessary.
 - The 2000 Florida Legislature authorized the implementation of the Florida Building Code, and the first edition replaced all local codes on March 1, 2002.
 - In 2022, Florida Statute 553.899 and Senate Bill 4-D specified that the purpose of a Milestone Inspection is not to determine compliance with the Florida Building Code or the fire safety code.



What are Milestone Inspections?

- The Florida Legislature finds that maintaining the structural integrity of a building throughout the life of the building is of paramount importance in order to ensure that buildings are structurally sound so as to not pose a threat to the public health, safety, or welfare.
- As such, the Florida Legislature finds that the imposition of a statewide structural inspection program for aging condominium and cooperative buildings in this state is necessary to ensure that such buildings are safe for continued use.



What Properties have to be inspected?

- A Florida milestone inspection is a structural inspection of a building to ensure its safety. The inspection is required for residential condominiums and cooperative buildings that are at least three stories tall.
 - The first inspection is required when the building is 30 years old, and every 10 years after that.
 - Buildings Reaching 30 Years Between July 1, 2022, and December 31, 2024: Must complete the initial inspection by December 31, 2025.
 - Buildings Reaching 30 Years On or After December 31, 2024: Must complete the inspection by December 31 of the 30th year.
 - If the building is within three miles of a coastline, the first inspection is required when the building is 25 years old



Who performs the inspection?

- A licensed architect or engineer must perform the inspection.
 - The inspection assesses the building's structural components and general structural condition.
 - The inspection looks for surface imperfections or signs of structural deterioration.
 - There are also association maintained Mechanical, Electrical, and Plumbing elements that require inspection.
 - Sean has over 30 years of facilities management and MEP Engineering Experience.



Sean Ferrell, MBA
Operations Manager

What is included in the inspection?

- The following eight items are essential for inclusion in the SIRS:
 1. Roofing
 2. Load-bearing walls and other primary structural components
 - 3. Fireproofing and fire protection systems**
 - 4. Plumbing infrastructure**
 - 5. Electrical systems**
 6. Waterproofing and exterior paint
 7. Common-area windows and doors
 8. Any structural items with a cost exceeding \$10,000
- Notice there are association maintained Mechanical, Electrical, and Plumbing elements that require inspection by an MEP Engineer.



What happens if issues are found?

- The inspector will outline a plan to correct any issues
 - The repairs must comply with the Florida building code.
 - A 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 in order to confirm that the building is structurally sound and safe for its intended use and to recommend a program for fully assessing and repairing distressed and damaged portions of the building.
- There are Penalties for non-compliance
 - Fines can reach up to \$500, or imprisonment not to exceed 60 days



Special Flood Hazard Areas

- Buildings located in Special Flood Hazard Areas (SFHAs) are subject to FEMA's **"49% Rule"**:
 - Substantial Damage: Repairs exceeding 49% of the building's market value require the entire structure to comply with current flood regulations.
 - Compliance: For more information, contact your local building department or floodplain administrator.
 - The repairs must comply with the Current Florida building code.



Benefits of Finding structural damage early

1. **Cost Savings**: Repairing damage early is typically much cheaper than waiting until the damage worsens. Minor repairs can prevent the need for extensive, expensive restoration or rebuilding.
2. **Safety**: Structural issues can lead to dangerous situations, such as collapses or severe damage. Early detection reduces the risk of injury to people inside the building.
3. **Preservation of Property Value**: Addressing damage early helps maintain or even increase the value of a property, as a well-maintained structure is more appealing to potential buyers.
4. **Prevention of Further Damage**: Minor cracks or issues, if left unchecked, can develop into much more significant problems, affecting foundations, roofs, and load-bearing walls. Early intervention prevents these secondary issues from occurring.



Benefits of Finding structural damage early

5. **Compliance with Building Codes**: Identifying and fixing structural issues early ensures that the building remains in compliance with local building codes and regulations, avoiding legal or insurance-related complications.

6. **Peace of Mind**: Knowing that your building is structurally sound provides peace of mind, reducing stress about potential catastrophic failures or the costs associated with major repairs down the line.

7. **Better Long-Term Durability**: By addressing small issues early, you're helping your property last longer and perform better over time.

8. **Overall**, early detection of structural damage is a proactive approach that helps safeguard both your investment and the people who use the building.



The Milestone Process



1. We help you determine if your property requires an inspection.

We will help you determine if your building is affected by the law. If you already have a Notice of Inspection, you must act quickly as you only have 180 days to complete the first step.

2. You schedule and Complete the inspection with us.

The visual inspection of your property will be performed by a team of engineers. The inspector assesses your building determining if there is “Substantial Structural Deterioration”.

3. We include your Structural Integrity Reserve Analysis. (SIRS)

A reserve study is performed to evaluate and develop the Association’s reserve budgets for major maintenance projects.

Then a sealed copy of the inspection report will be provided to the building owner, the condo/cooperative association, and the local building safety official.

Contact The Milestone Experts

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Monday - Friday: 10am - 4pm

Saturday - Sunday: Closed

By Appointment Only.

