



North Bay Village

Administrative Offices

1666 Kennedy Causeway, Suite 300 North Bay Village, FL 33141

Tel: (305) 756-7171 Fax: (305) 756-7722 Website: www.nbvillage.com

April 12, 2017

Kennedy House Condominium
1865 Kennedy Causeway
North Bay Village, FL 33141

Re: 40 year Recertification for Building located at:
1865 Kennedy Causeway
North Bay Village, FL 33141

Dear Property Owner:

This letter is to confirm that the Building Official has reviewed the documentation submitted by Dean Reid Carlson P.E. #54905 and Manuel P. Gonzalez, P.E #15876 with regards to the above referenced recertification.

Please consider this letter as a formal notice that the structure at the referenced location has been recertified as both structurally and electrically sound in accordance with the requirement of Miami Dade Code of Ordinance Ch. 8.11 (f).

For your information, the next report required will be the 10 year recertification due in April 2027.

If you have any questions, please contact the Building Department at (305) 754-6740 Monday through Friday between the hours of 8:00 A.M. and 3:00 P.M.

Sincerely,

Miguel Arronte
c/o Raul Rodriguez, Chief Building Official

/df

CC: Recertification File-1865 Kennedy Casueway

Mayor

Vice Mayor

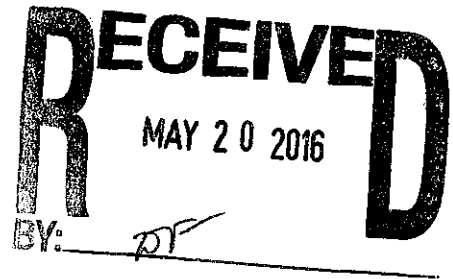
Commissioner

Commissioner

Commissioner



Materials Testing & Consulting Engineering Services



Kennedy House Condominium
1865 Kennedy Causeway
North Bay Village, Florida 33141

City of North Bay Village Building Department
Attn: Raul Rodriguez Building Official
1666 Kennedy Causeway, Suite 101, North Bay Village, Florida 33141

Tuesday, May 17, 2016

Re: 40 Year Recertification
Kennedy House Condominium
1865 Kennedy Causeway, North Bay Village
Folio No.# 23-3209-025-0001

Dear Sirs / Madam;

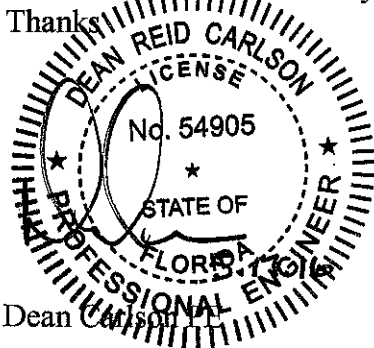
The above referenced property is comprised 16 floor residential apartment condominium building. The attached 40 year recertification inspection details our findings. In general the buildings are structurally in fair to good condition with no significant or immediate structural repairs required at this time.

As a 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. To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the building based upon careful evaluation of observed conditions, to the extent reasonably possible.

Based upon our careful observations, it is our opinion that the buildings are structurally sound (safe) and suitable for recertification of occupancy in their current usage.

Please call me to discuss any of the identified issues.

Thanks,



Dean Carlson

ENGR Laboratories
11965 SW 142 Terrace
Miami, Florida 33186

Page 1

TERMINOLOGY:

ENGR Laboratories uses terms describing conditions of the various site, building, and system components. The terms, as used are defined below. It should be noted that a term applied to an overall or in general terms to a system does not preclude that a portion or a section of the system or individual component may be in a slightly different condition.

Excellent The component or system is in new or like new condition, and little or no Deferred Maintenance is recommended.

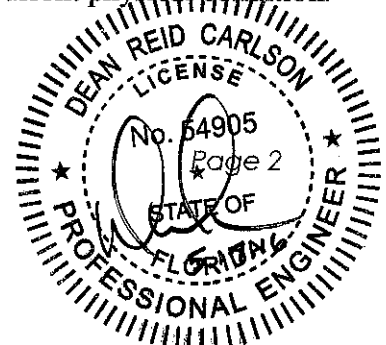
Good The component or system is sound and performing its function, and/or scheduled maintenance can be accomplished through routine maintenance. It may show signs of normal aging or wear and tear, and some remedial and routine maintenance or rehabilitation work may be necessary.

Fair The component or system is performing, but may be obsolete or is approaching the end of its expected useful life. The component or system may exhibit Deferred Maintenance, evidence of previous repairs, or workmanship not in compliance with commonly accepted standards. Significant repair or replacement may be recommended to prevent further deterioration, restore it to good condition, prevent premature failure, or to prolong its expected useful life.

Poor The component or system has either failed or cannot be relied upon to continue performing its original function as a result of having exceeded its typical expected useful life, excessive Deferred Maintenance or state of disrepair. Present condition could contribute to or cause the deterioration of other adjoining elements or systems. Repair or replacement is recommended.

Physical Deficiency Conspicuous defects or significant deferred maintenance of a subject property's material systems, components, or equipment as observed during the field observer's walk-through survey. Included within this definition are material life-safety/building code violations and, material systems, components, or equipment that are approaching, have reached, or have exceeded their typical expected useful life (EUL) or whose remaining useful life (RUL) should not be relied upon in view of actual or effective age, abuse, excessive wear and tear, exposure to the elements, lack of proper or routine maintenance, etc. This definition specifically excludes deficiencies that may be remedied with routine maintenance, miscellaneous minor repairs, normal operating maintenance, etc., and excludes de minimis conditions that generally do not constitute a material physical deficiency of the subject property.

Property condition assessment (PCA) The process by which a person or entity observes a property, interviews sources, and reviews available documentation for the purpose of developing an opinion and preparing a property condition report (PCR) of a commercial real estate's current physical condition.



GENERAL CONSIDERATIONS

SCOPE OF STRUCTURAL INSPECTION

The fundamental purpose of the required inspection and report is to confirm in reasonable fashion that the building or structure under consideration is safe for continued use under the present occupancy. As implied by the title of this document, this is a recommended procedure, and under no circumstances are these minimum recommendations intended to supplant proper professional judgment. Such inspection shall be for the purpose of determining the general structural condition of the building or structure to the extent reasonably possible of any part, material or assembly of a building or structure which affects the safety of such building or structure and/or which supports any dead or designed live load, and the general condition of its electrical systems pursuant to the Building Code. In general, unless there is obvious overloading or significant deterioration of important structure elements there is little need to verify the original design. It is obvious that this has been "time tested" if still offering satisfactory performance. Rather, it is of importance that the effects of time with respect to deterioration of the original construction materials be evaluated. It will rarely be possible to visually examine all concealed construction, nor should such be generally necessary. However, a sufficient number of typical structure members should be examined to permit reasonable conclusions to be drawn.

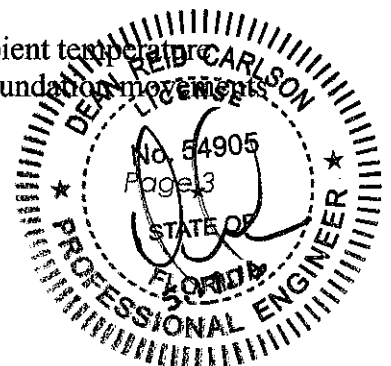
Visual Examination will, in most cases, be considered adequate when executed systematically. Surface imperfections such as cracks, distortion, sagging, excessive deflections, significant misalignment, signs of leakage, and peeling of finishes should be viewed critically as indications of possible difficulty.

Testing Procedures and quantitative analysis will not generally be required for five (5) structural members or systems except for such cases where visual examination has revealed such need, or where apparent loading conditions may be critical.

Manual Procedures such as chipping small areas of concrete and surface finishes for closer examinations are encouraged in preference to sampling and/or testing where visual examination alone is deemed insufficient. Generally, unfinished areas of buildings such as utility spaces, maintenance areas, stairwells and elevator shafts should be utilized for such purposes. In some cases, to be held to a minimum, ceilings or other construction finishes may have to be opened for selective examination of critical structural elements. In that event, such locations should be carefully located to be least disruptive most easily repaired, and held to a minimum. In an event, a sufficient number of structural members must be examined to afford reasonable assurance that such are representative of the total structure.

Evaluating an existing structure for the effect of time, must take into account two, basic considerations; movement of structural components with respect to each other, and deterioration of materials.

With respect to the former, volume change considerations, principally from ambient temperature changes, and possible long time deflections, are likely to be most significant. Foundation movements



will frequently be of importance, usually settlement, although upward movement due to expansive soils actually may occur. However, it is infrequent in this area. Older buildings on spread footings may exhibit continual, even recent settlements if founded on deep unconsolidated fine grained or cohesive soils or from subterranean losses or movements from several possible causes.

With very little qualification, such as rather rare chemically reactive conditions, deterioration of building materials can only occur in the presence of moisture, largely to metals and their natural tendency to return to the oxide state in the corrosive process.

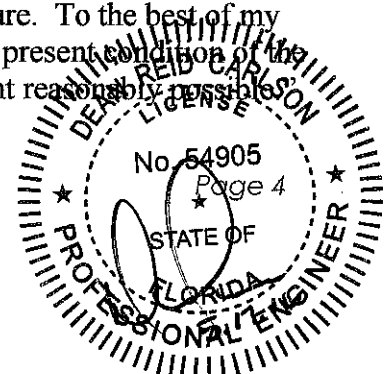
In this marine climate, highly aggressive conditions exist year round. For most of the year, outside relative humidity may frequently be about 90 or 95%, while within air-conditioned buildings relative humidity will normally be about 55 to 60%. Under these conditions moisture vapor pressures ranging from about 1/3 to 1/2 pounds per square inch will exist much of the time. Moisture vapor will migrate to lower pressure areas. Common building materials such as stucco, masonry and even concrete, are permeable even with these slight pressures. Since most of our local construction does not use vapor barriers, condensation will take place within the enclosed walls of the building. As a result, deterioration is most likely adjacent to exterior walls, or wherever else moisture or direct leakage has been permitted to penetrate the building shell.

Structural deterioration will always require repair. The type of repair, however, will depend on the importance of the member in the structural system and degree of deterioration. Cosmetic type repairs may suffice in certain non-sensitive members such as tie beams and columns, provided that the remaining sound material is sufficient for the required function. For members carrying assigned gravity or other loads, cosmetic type repairs will only be permitted if it can be demonstrated by rational analysis that the remaining material, if protected from further deterioration can still perform its assigned function at acceptable stress levels. Failing that, adequate repairs or reinforcement will be considered mandatory.

Written reports shall be required attesting to each required inspection. Each such report shall note the location of the structure, description of the type of construction, and general magnitude of the structure, the existence of drawings and location thereof, history of the structure to the extent reasonably known, and a description of the type and manner of the inspection, noting problem areas and recommending repairs, if required to maintain structural integrity.

EVALUATION: Each report shall include a statement to the effect that the building or structure is structurally safe, unsafe, safe with qualifications, or has been made safe. It is suggested that each report also include the following information indicating the actual scope of the report and limits of liability. This paragraph may be used:

"As a 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. To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the building based upon careful evaluation of observed conditions, to the extent reasonably possible."



FOUNDATION

If all of the supporting subterranean materials were completely uniform beneath a structure, with no significant variations in grain size, density, moisture content or other mechanical properties; and if dead load pressures were completely uniform, settlements would probably be uniform and of little practical consequence. In the real world, however, neither is likely. Significant deviations from either of these two idealism are likely to result in unequal vertical movements.

Monolithic masonry structures, generally incapable of accepting such movements will crack. Such cracks are most likely to occur at corners, and large openings. Since, in most cases, differential shears are involved, cracks will typically be diagonal.

Small movements, in themselves, are most likely to be structurally important only if long term leakage through fine cracks may have resulted in deterioration. In the event of large movements, continuous structural elements such as floor and roof systems must be evaluated for possible fracture or loss of bearing.

Pile foundations are, in general, less likely to exhibit such difficulties. Where such does occur, special investigation will be required.

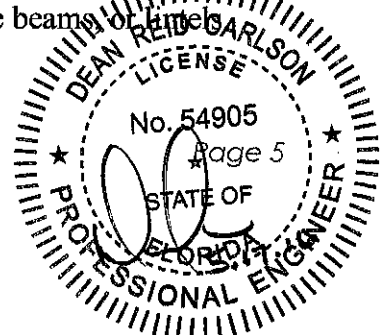
ROOFING SYSTEMS

Sloping roofs, usually having clay or cement tiles, are of concern in the event that the covered membrane may have deteriorated, or that the tiles may have become loose. Large deflections, if merely resulting from deteriorated rafters or joists will be of greater importance. Valley Flashing, and Base Flashing at roof penetration will also be matters of concern.

Flat roofs with built up membrane roofs will be similarly critical with respect to deflection considerations. Additionally, since the will generally be approaching expected life limits at the age when building recertification is required, careful examination is important. Blisters, wrinkling, alligating, and loss of gravel are usually signs of difficulty. Punctures or loss of adhesion of base flashing, coupled with loose counter flashing will also signify possible problems. Wind blown gravel, if excessive, and the possibility of other debris, may result in pounding, which if permitted, may become critical.

MASONRY BEARING WALLS

Random cracking, or if discernible, definitive patterns of cracking, will of course, be of interest. Bulging, sagging, or other signs of misalignment may also indicate related problems in other structural elements. Masonry walls where commonly constructed of either concrete masonry units or scored clay tile, may have been constructed with either reinforced concrete columns tie beams or steel beams.



Of most probable importance will be the vertical and horizontal cracks where masonry units abut tie columns, or other frame elements such as floor slabs. Of interest here is the observation that although the raw materials of which these masonry materials are made may have much the same mechanical properties as the reinforced concrete framing, their actual behavior in the structure, however, is likely to differ with respect to volume change resulting from moisture content, and variations in ambient thermal conditions.

Moisture vapor penetration, sometimes abetted by salt laden aggregate and corroding rebars, will usually be the most common cause of deterioration. Tie columns are rarely structurally sensitive, and a fair amount of deterioration may be tolerated before structural impairment becomes important. Usually, if rebar loss is such that the remaining steel area is still about 0.0075 of the concrete area, structural repair will not be necessary. Cosmetic type repair involving cleaning, and patching to effectively seal the member, may often suffice. A similar approach may not be unreasonable for tie beams, provided they are not also serving as lintels. In that event, a rudimentary analysis of load capability using the remaining actual rebar area, may be required.

FLOOR AND ROOF SYSTEMS

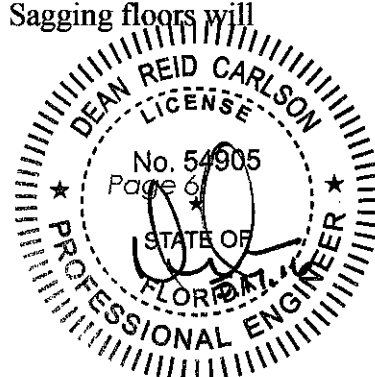
Cast in place reinforced concrete slabs and/or beams and joists may often show problem due to corroding re-bars resulting from cracks or merely inadequate protecting cover of concrete. Patching procedures will usually suffice where such damage has not been extensive. Where corrosion and spalling has been extensive in structurally critical areas, competent analysis with respect to remaining structural capacity, relative to actual supported loads, will be necessary. Type and extent of repair will be dependent upon the results of such investigation.

Precast members may present similar deterioration conditions. End support conditions may be important. Adequacy of bearing, indications of end shear problems, and restraint conditions are important, and should be evaluated in at least a few typical locations.

Steel bar joists are, of course, sensitive to corrosion. Most critical locations will be web member welds, especially near supports, where shear stresses are high possible failure may be sudden, and without warning.

Cold formed steel joists, usually of relatively light gage steel, are likely to be critically sensitive to corrosion, and are highly dependent upon at least normal lateral support to carry designed loads. Bridging and the floor or roof system itself, if in good condition, will serve the purpose.

Wood joists and rafters are most often in difficult from "dry rot", or the presence of termites. The former (a misnomer) is most often prevalent in the presence of sustained moisture or lack of adequate ventilation. A member may usually be deemed in acceptable condition if a sharp pointed tool will penetrate no more than about one eighth of an inch under moderate hand pressure. Sagging floors will most often indicate problem areas.



Gypsum roof decks will usually perform satisfactorily except in the presence of moisture. Disintegration of the material and the foam-board may result from sustained leakage. Anchorage of the supporting bulb tees against uplift may also be of importance, with significant deterioration.

Floor and roof systems of cast in place concrete with self-centering reinforcing, such as paper backed mesh and rib-lath, may be critical with respect to corrosion of the unprotected reinforcing. Loss of uplift anchorage on roof decks will also be important if significant deterioration has taken place, in the event that dead loads are otherwise inadequate for that purpose.

STEEL FRAMING SYSTEM

Corrosion, obviously enough, will be the determining factor in the deterioration of structural steel. Most likely suspect areas will be fasteners, welds, and the interface area where bearings are embedded in masonry. Column bases may often be suspect in areas where flooding has been experienced, especially if salt water has been involved.

Thin cracks usually indicate only minor corrosion, requiring minor patching. Extensive spalling may indicate a much more serious condition requiring further investigation.

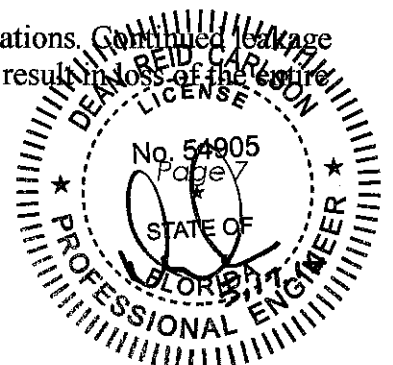
CONCRETE FRAMING SYSTEMS

Concrete deterioration will, in most cases similarly to related to rebar corrosion possibly abetted by the presence of salt-water aggregate or excessively permeable concrete. In this respect, honeycomb areas may contribute adversely to the rate of deterioration. Columns are frequently most suspect. Extensive honeycomb is most prevalent at the base of columns, where fresh concrete was permitted to segregate, dropping into form boxes. This type of problem has been known to be compounded in areas where flooding has occurred, especially involving salt water.

In spall areas, chipping away a few small loose samples of concrete may be very revealing. Especially, since loose material will have to be removed even for cosmetic type repairs, anyway. Fairly reliable quantitative conclusions may be drawn with respect to the quality of the concrete. Even though our cement and local aggregate are essentially derived from the same sources, cement will have a characteristically dark grayish brown color in contrast to the almost white aggregate. A typically white, almost alabaster like coloration will usually indicate reasonably good overall strength. Depending upon the structural importance of the specific location, this type of examination may obviate the need for further testing if a value of 2000 psi to 2500 psi is sufficient for required strength, in the event that visual inspection indicates good quality for the factors mentioned.

WINDOWS

Window condition is of considerable importance with respect to two considerations. Continued leakage may have resulted in other adjacent damage and deteriorating anchorage may result in loss of the entire



ENGR

Laboratories

Kennedy House Condominium Association

unit in the event of severe wind storms short of hurricane velocity. Perimeter sealant, glazing, seals, and latches should be examined with a view toward deterioration of materials and anchorage of units for inward as well as outward (section) pressures, most importantly in high buildings.

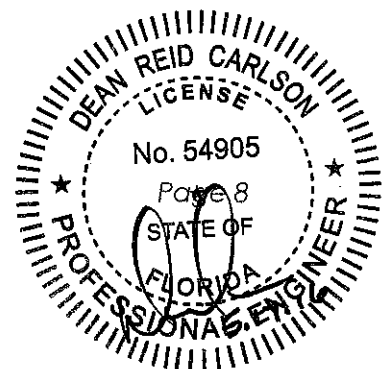
WOOD FRAMING

Older wood framed structures, especially of the industrial type, are of concern in that long term deflections may have opened important joints, even in the absence of deterioration. Corrosion of ferrous fasteners will in most cases be obvious enough. Dry rot must be considered suspect in all sealed areas where ventilation has been inhibited, and at bearings and at fasteners. Here too, penetration with a pointed tool greater than about one eighth inch with moderate hand pressure, will indicate the possibility of further difficulty.

LOADING

It is of importance to note that even in the absence of any observable deterioration, loading conditions must be viewed with caution. Recognizing that there will generally be no need to verify the original design, since it will have already been "time tested", this premise has validity only if loading patterns and conditions remain unchanged. Any material change in type and/or magnitude or loading in older buildings should be viewed as sufficient jurisdiction to examine load carrying capability of the affected structural system.

ENGR Laboratories
11965 SW 142 Terrace
Miami, Florida 33186



ENGR

Laboratories

Kennedy House Condominium Association



**REGULATORY AND ECONOMIC RESOURCES
DEPARTMENT**

**MINIMUM STRUCTURAL INSPECTION
PROCEDURAL GUIDELINES**

INSPECTION COMMENCED

Date: May 14 2016

INSPECTION COMPLETED

Date: May 12 2016

INSPECTION MADE BY: Dean Carlson PE

SIGNATURE

PRINT NAME: Dean Carlson PE

TITLE: President ENGR Laboratories Inc

ADDRESS: 11965 SW 142 Terrace Suite 106, Miami, Florida 33186

1. DESCRIPTION OF STRUCTURE

Kennedy House Condominium Association, Common and Limited Common Areas

a. Name on Title: Kennedy House Condominium Association

b. Street Address: 1865 Kennedy Causeway, North Bay Village, Florida 33141

c. Legal Description:

KENNEDY HOUSE CONDO

9 53 42

BEG NW COR OF SW1/4 E1960FT N179.73FT TH NELY ALG ARC OF CURVE 78.81FT E2059.76FT TO POB E110.21FT S17DEG E132.76FT S400FT SWLY & NWLY AD 294.28FT N408.54FT TO POB

d. Owner's Name: Kennedy House Condominium Association

e. Owner's Mailing Address: 1865 Kennedy Causeway

f. Folio Number of Property on which Building is Located: 23-3209-025-0001

g. Building Code Occupancy Classification: 35 - MULTI-FAMILY, HIGH DENSITY (OVER 25 DU/GROSS ACRE).

ENGR**Laboratories**

Kennedy House Condominium Association

h. Present Use: Residential condominium

i. General Description: 16 story residential building constructed of reinforced concrete columns beams and mild steel reinforced flat slabs. External balconies are supported on three sides. Means of egress is provided via a center corridor with fire stairs (and exterior vestibule) at each end of the building respectively. Exterior walls of the building are constructed of concrete masonry with casement windows and two panel sliding glass doors(XO). The building exterior is clad with stucco and paint

Addition Comments:

In general the building is structurally in fair to good condition with minor structural concrete restoration required as part of the next paint cycle (less than 3% of the gross building surface area

j. Additions to original structure: None

2. PRESENT CONDITION OF STRUCTURE

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

1. Bulging minor stucco delamination bulging at south shear wall (about 200 sq. ft.)

2. Settlement non in primary building frame. Minor settlement cracking observed in privacy walls

3. Deflections none

4. Expansion none

5. Contraction none

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

Roof level A/C / Elevator room has spalls at lower eyebrow. Recommend removing eyebrow

Some minor slab edge concrete cracking and spalling observed (approximately 900 linear feet)

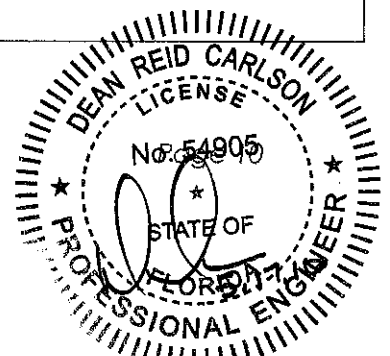
Some stucco delamination observed, estimate at less than 3% of area of exterior stucco

c. Surface conditions – describe general conditions of finishes, noting cracking, spalling, peeling, signs of moisture penetration and stains.

Exterior paint finishes are weathered and porous. We recommend that the building should be repainted within the next 12 months. All delaminated stucco should be removed and replaced during the next re-painting project. Perimeter sealants at the windows and sliding glass doors should be re-caulked (100%)

The building near flat roof is water saturated and needs to be replaced as part of the 40 year recertification

ENGR Laboratories
11965 SW 142 Terrace
Miami, Florida 33186



ENGR

Laboratories

Kennedy House Condominium Association

Original building windows and sliding glass doors are serviceable but in fair to poor condition. The original windows and sliding glass doors are adequate in terms of the 40 year requirements but need to be maintained and eventually replaced. Several owners have replaced windows and SGD with new

d. Cracks – note location in significant members. Identify crack size as HAIRLINE if barely discernible; FINE if less than 1 mm in width; MEDIUM if between 1 and 2 mm width; WIDE if over 2 mm.

Hairline to 1/16 inch cracks abound in the exterior stucco surfaces (these are not structurally significant)

A limited area of cracks greater than 1/8" are observed at select balconies and exterior balcony columns

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

The extent of deterioration is limited and primarily due to deferral of the re-painting of the building

f. Previous patching or repairs Evidence of previous repairs is observed at the balcony slab edge

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

Residential

3. INSPECTIONS

a. Date of notice of required inspection

b. Date(s) of actual inspection April and May 22016

c. Name and qualifications of individual submitting report:

Dean Carlson PE FLPE 54905

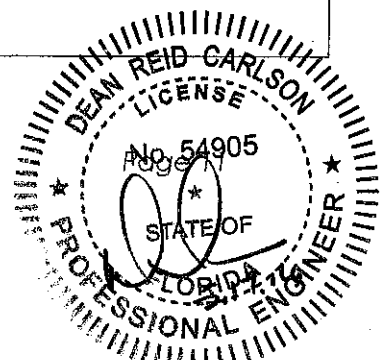
d. Description of laboratory or other formal testing, if required, rather than manual or visual procedures

No lab tests conducted. Visual assessment of exposed building elements

e. Structural repair-note appropriate line: Minor structural spalling repair per ICRI standards

As part of a re-painting project

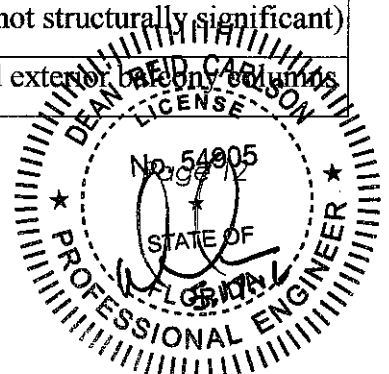
ENGR Laboratories
11965 SW 142 Terrace
Miami, Florida 33186



--

5. MASONRY BEARING WALL = Indicate good, fair, poor on appropriate lines:

a. Concrete masonry units	Good, no corrosion crack or spall in CMU observed Re-enforcement in CMU not verified
b. Clay tile or terra cota units	none
c. Reinforced concrete tie columns	minor spalling in two locations observed
d. Reinforced concrete tie beams	some minor cracking at window sill beams
e. Lintel	none
f. Other type bond beams	structural beams in frame are in general interior and not exposed to elements
g. Masonry finishes -exterior	
1. Stucco	texture stucco finish with paint. Minor cracking to be mapped and pointed during the next re-paint project
2. Veneer	none
3. Paint only	
4. Other (describe)	
h. Masonry finishes - interior	
1. Vapor barrier	no observed
2. Furring and plaster	No exposed structural concrete elements. Interior finishes are drywall and paint
3. Paneling	none
4. Paint only	
5. Other (describe)	
i. Cracks No structurally cracks observed in CMU in fill panels	
1. Location – note beams, columns, other	
Hairline to 1/16 inch cracks abound in the exterior stucco surfaces (these are not structurally significant)	
A limited area of cracks greater than 1/8" are observed at select balconies and exterior balcony columns	



ENGR

Laboratories

Kennedy House Condominium Association

j. Spalling

1. Location limited structural concrete restoration required at select balconies and balcony columns

2. Description Some balconies have spalled surfaces. Some of the spalled balcony areas also show evidence of grass truff carpeting (the glue is still there) on the deteriorated slabs. Repair of Surface areas of balconies showing corrosion to be repaired per ICRI standards during next re-paint project

Eyebrow at cooling tower is spalled at edge. Recommend removing the eyebrow

k. Rebar corrosion-check appropriate line

1. None visible

2. Minor-patching will suffice In repair areas per ICRI and ACI standards

3. Significant-but patching will suffice to be determined when spalls are removed

4. Significant-structural repairs required none

l. Samples chipped out for examination in spall areas:

1. No

2. Yes – describe color, texture, aggregate, general quality

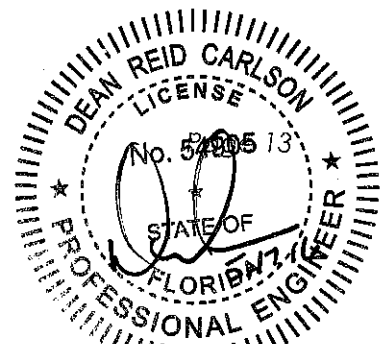
White with some carbonization rings solid with rebound of small steel hammer

4. SUPPORTING DATA

a. Attached as a pdf file _____ photographs

b. _____ drawings or sketches

ENGR Laboratories
11965 SW 142 Terrace
Miami, Florida 33186



6. FLOOR AND ROOF SYSTEM**a. Roof**

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

Flat roof with limited slope to drain. Roof is clad with a modified bitumen roofing over fiberglass insulation. More than 25% of the roof area is saturated or wet (greater than 8% moisture content by weight) and should be replaced.

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

New HVAC cooling tower installed

Two large package HVAC units on curbs provide conditioned air to hallways

3. Note types of drains and scuppers and condition:

6" diameter roof drains provided near centerline of roof, overflow scuppers provided at parapet wall

b. Floor system(s)

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

Flat slab (one way) reinforced concrete spans between columns and drop beams at interior demising walls

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

Some hallway ceilings opened to observe tenant separation wall

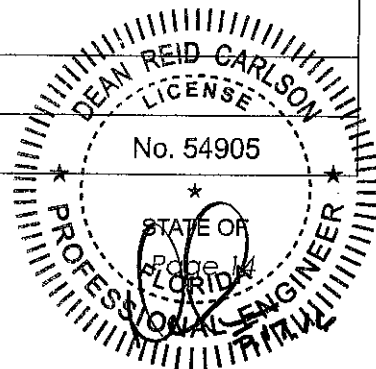
7. STEEL FRAMING SYSTEM

a. Description no structural steel framing observed

Interior, non structural walls may be framed with steel studs. Demising and tenant separation walls are CMU or firebrick

b. Exposed Steel- describe condition of paint and degree of corrosion

Elevator shaft steel not observed no access provided



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

Fire rated tenant separation wall (drywall) observed above ceiling in means of egress hallways

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

No observed, no access

8. CONCRETE FRAMING SYSTEM

a. Full description of structural system

Reinforced concrete frame with reinforced concrete columns supporting flat one way reinforced concrete slabs. Structural beams support slab between columns at demising walls

Mid rise tower supported on pile foundation

b. Cracking

1. Not significant no significant structural cracking observed

2. Location and description of members affected and type cracking

Limited area of structural spalling observed at select balconies

c. General condition good to fair

d. Rebar corrosion – check appropriate line

1. limited

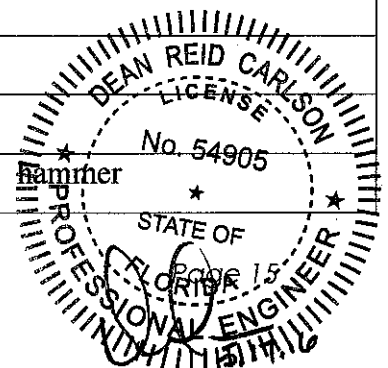
2. Location and description of members affected and type cracking

3. Significant but patching will suffice Spalling at balcony edges and on balcony surfaces to be repaired during next re-painting project per ICRI standards

4. Significant – none

e. Samples chipped out in spall areas:

1. White with some carbonization rings solid with rebound of small steel hammer



2. Yes, describe color, texture, aggregate, general quality:

9. WINDOWS

Original windows conditions described below

Approximately 30 % of the units have replaced their windows and sliding glass doors with new impact resistant assemblies.

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

Original windows and sliding glass doors (Thermalum companies) are in poor to fair condition with most of the owners maintains the old windows and SGD. Sliding glass doors are glazed with ANCI 117 safety glass (tempered) operable casement windows are glazed with annealed glass

b. Anchorage- type and condition of fasteners and latches no 12 screws in the wood buck at 24" O.C. typically. Some fasteners are loose and or corroded. Latches are half clam type at casements Aluminum frame at the casement sashes are corroded and in some cases deflected

c. Sealant – type of condition of perimeter sealant and at mullions: perimeter sealants are dried and separated with limited serviceability. Perimeter (metal to stucco) sealants to be replaced during the next maintenance re-painting

d. Interiors seals – type and condition at operable vents poor to failed condition

e. General condition: Original windows and sliding glass doors are aged but remain in serviceable condition. The remaining expected serviceable life of the original windows and sliding glass doors is projected to the next major wind event

10. WOOD FRAMING none observed

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

No wood framing observed

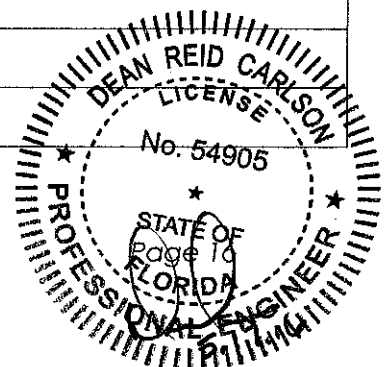
b. Note metal fitting i.e., angles, plates, bolts, split pintles, other, and note condition:

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

d. Drainage – note accumulations of moisture

e. Ventilation – note any concealed spaces not ventilated:

f. Note any concealed spaces opened for inspection:



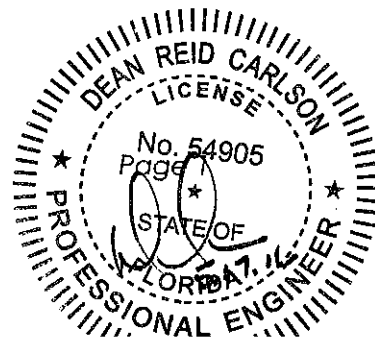
ENGR Laboratories

Materials Testing & Consulting Engineering Services

Kennedy House Photos



11965 SW 142 Terrace
Suite 106
Miami Florida

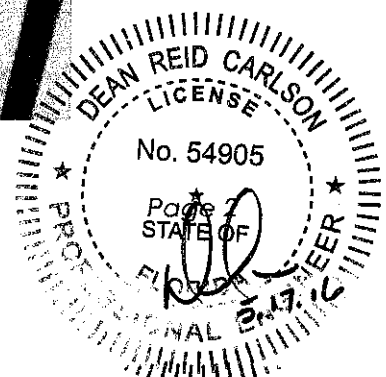


ENGR Laboratories

Materials Testing & Consulting Engineering Services



11965 SW 142 Terrace
Suite 106
Miami Florida

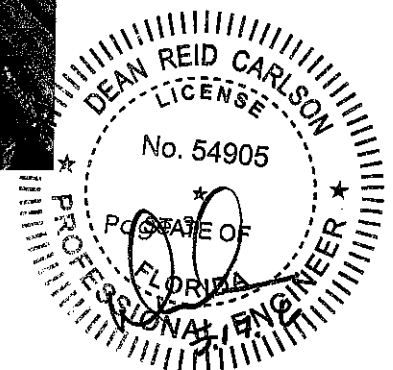


ENGR Laboratories

Materials Testing & Consulting Engineering Services



11965 SW 142 Terrace
Suite 106
Miami Florida

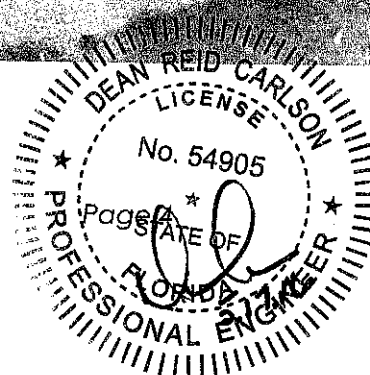


ENGR Laboratories

Materials Testing & Consulting Engineering Services



11965 SW 142 Terrace
Suite 106
Miami Florida

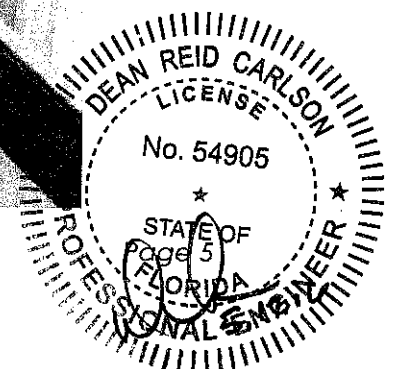


ENGR Laboratories

Materials Testing & Consulting Engineering Services

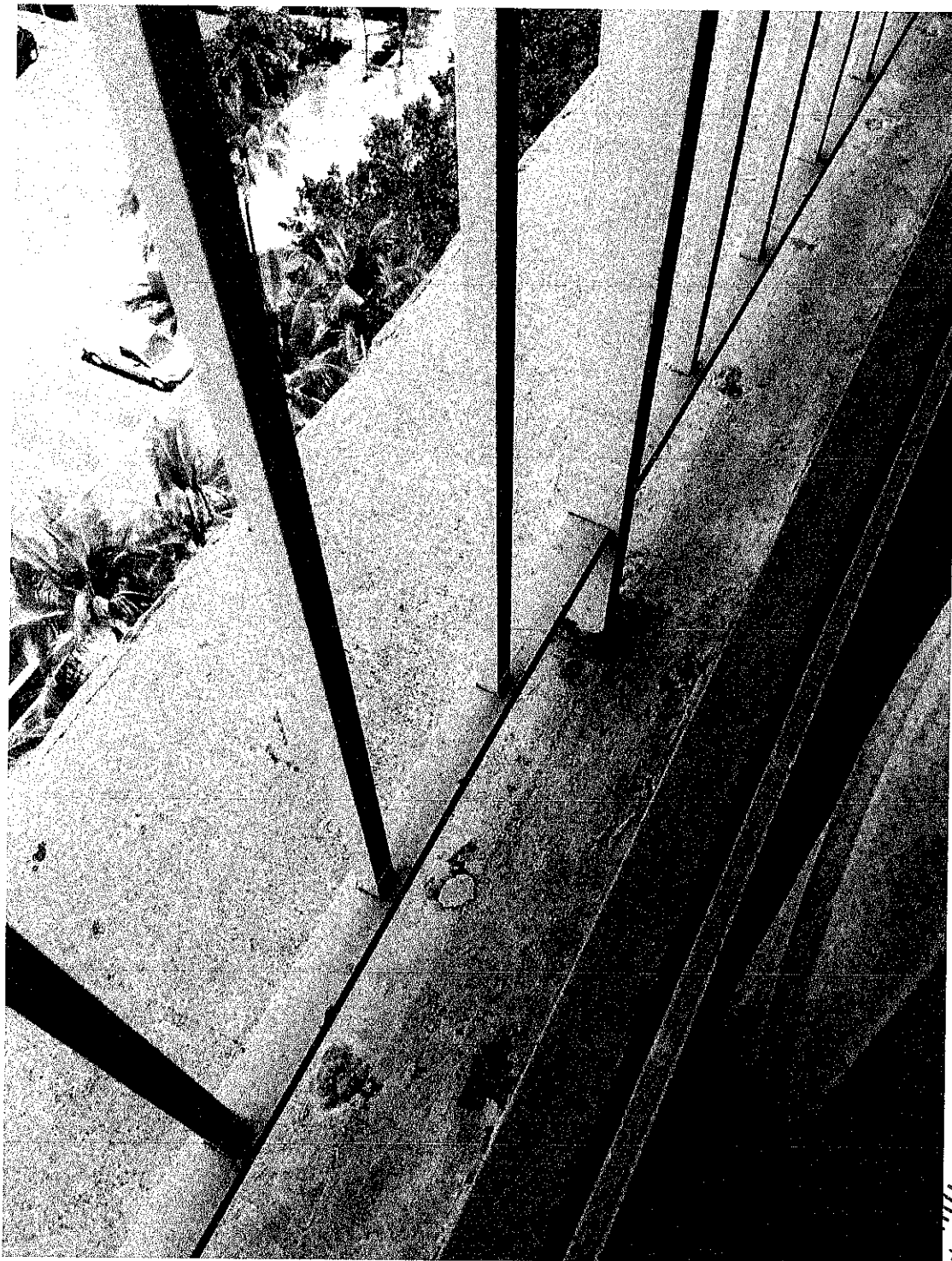


11965 SW 142 Terrace
Suite 106
Miami Florida

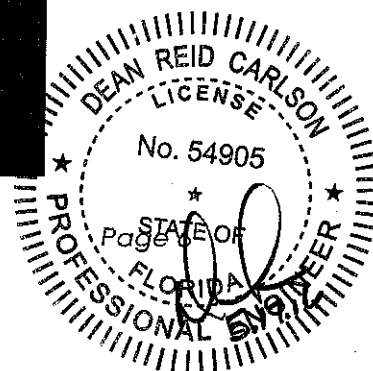


ENGR Laboratories

Materials Testing & Consulting Engineering Services

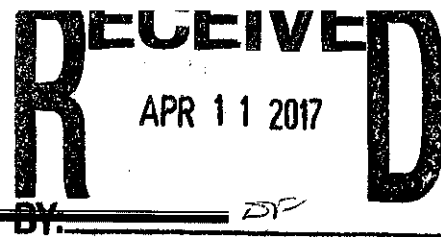


11965 SW 142 Terrace
Suite 106
Miami Florida



Lace Consulting Engineers, Inc.

OK MA 4/14/17



April 10, 2017

North Bay Village – Building Department
1666 Kennedy Causeway, Suite 300
North Bay Village, Florida 33141

RE 1865 Kennedy Causeway
North Bay Village, Florida 33141
Folio No. 23-3209-025-0001
40-years Re-certification of Building

Dear Building Official:

In accordance with Metropolitan Dade County Ordinance No. 75-34 Lace Consulting Engineers, Inc. has performed an inspection of the building located at 1865 Kennedy Causeway, North Bay Village, Florida in order to determine the building general electrical condition. The findings of our inspection are summarized in the accompany written report which follows the Minimum Inspection Procedural Guidelines for Building Re-certification.

The Building is Electrically safe for its use and present occupancy

As a 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. To the best of our knowledge and ability, this report represents an accurate appraisal of the present condition of the building based upon careful evaluation of observed existing conditions, to the extent possible.

If you have any questions please give us a call at (305) 577-3736.

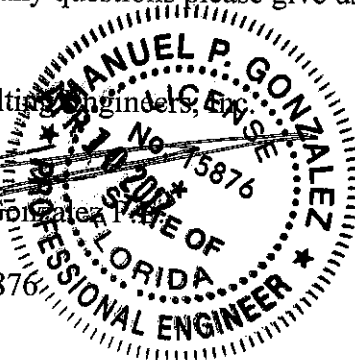
Sincerely,

Lace Consulting Engineers, Inc.

Manuel P. Gonzalez

President

P.E. No. 15876





MINIMUM INSPECTION PROCEDURAL GUIDELINE FOR
BUILDING'S ELECTRICAL RECERTIFICATION

INSPECTION COMMENCE: April 10-2017

INSPECTION COMPLETED: April 10-2017

INSPECTION MADE BY: Lace Consulting Engineers Inc.3

SIGNATURE:

PRINT NAME: Manuel P. Gonzalez

TITLE:

President

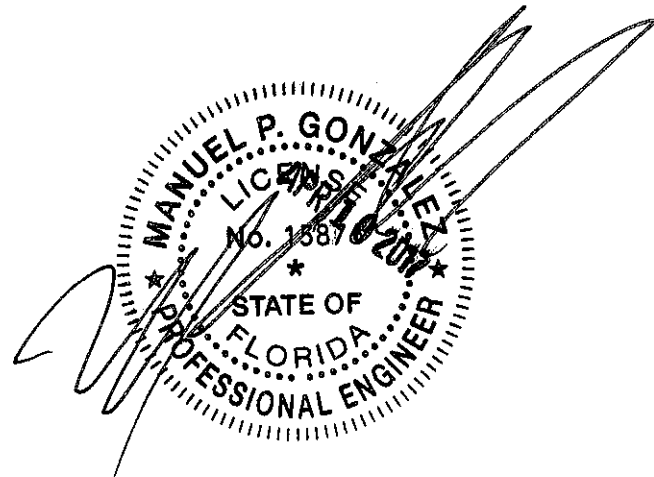
ADDRESS:

3663 S.W. 8 St., Suite 204
Miami, Florida 33135

DESCRIPTION OF STRUCTURE

- a. Name of Title: Kennedy House Condominium
- b. Street Address: 1865 Kennedy Causeway North Bay Village, Florida 33141
- c. Legal Description: 9-53-42
- d. Owner's Name: Kennedy House Condominium
- e. Owners Mailing Address: 1865 Kennedy Causeway North Bay Village, Florida 33141
- f. Folio Number of Building: 23-3209-025-0001 (Reference)
- g. Building Code Occupancy Classification: **Condominium Building**
- h. Present Use: Condominium Building – 6200 Commercial - Arterial
- i. General Description, Type of Construction, Size, Number of Stories and other Special Features
Additional Comments:

Sixteen (16) story reinforce concrete slab, concrete columns, exterior concrete block walls, Flat built up roof.



GUIDELINES AND INFORMATION FOR RECERTIFICATION OF ELECTRICAL SYSTEMS OF FORTY (40) YEARS STRUCTURE

1. ELECTRICAL SERVICE

1. Size: 2500 Amperage ☒ Fuses Breakers
2. Phase: ☒ Three Phase Single Phase
3. Condition: **Repair required Section of front panel missing.**
4. Comments: Switchgear 120/208 3-Phase 4 Wires

2. METER AND ELECTRIC ROOM

1. Clearances: ☒ Good Fair Required Repair
- Holes in concrete walls need repair.

3. GUTTERS

1. Location: ☒ Good Required Repair
2. Taps and fill: ☒ Good Required Repair
3. Comments:

4. ELECTRICAL PANELS

1. Panel - Units Location wall
- See attached sheet itemizing each condo unit panel and it condition .

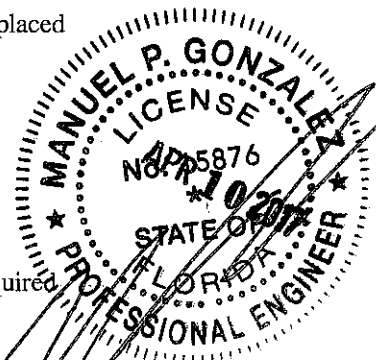
Comments: Some units no access whas available,some panels where not label.

5. BRANCH CIRCUITS

1. Identified: Yes ☒ Must be Identified
2. Conductor: ☒ Good Deteriorated Must be replaced
3. Comments:

6. GROUNDING OF SERVICE

- Condition: ☒ Good Repair Required
- Comments:



7. GROUNDING OF EQUIPMENT

Condition: X Good Repair Required
Comments:

8. SERVICE CONDUITS / RACEWAY

Condition: X Good Repair Required
Comments:

9. SERVICE CONDUCTORS AND CABLE

Condition: X Good Repair Required
Comments:

10. TYPE OF WIRING METHODS

Condition:
Conduit Raceway X Good Repair Required
Conduit PVC Good Repair Required
NM Cable Good Repair Required
BX Cable Good Repair Required

11. FEEDER CONDUCTOR

Condition: X Good Repair Required
Comments:

12. Emergency Lighting

Condition: X Good Repair Required
Comments:

13. Building Egress Illumination

Condition: Good X Repair Required
Comments:

14. Fire Alarm System

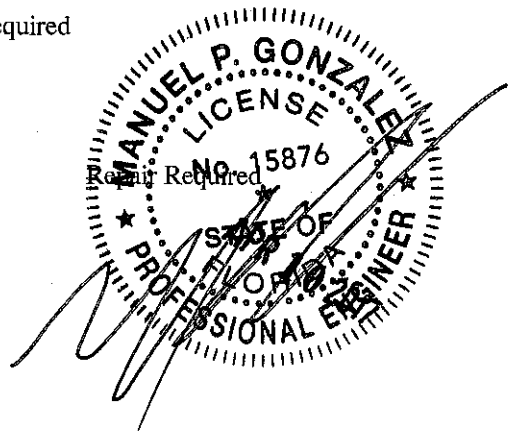
Condition: X Good Repair Required
Comments: Day Care

15. Smoke Detectors

Condition: X Good Repair Required
Comments: On Hallway & elevator lobby

16. Exit Lights

Condition: X Good
Comments:



17. Emergency Generator

Condition: X Good Repair Required
Comments:

18. Wiring in Open or Under Cover Parking Garage Areas

Condition: X Good Repair Required
Comments: Repair has been done

19. Open or Under Cover Parking Surface and Security Lighting

Condition: X Good Repair Required
Comments:

20. Swimming Pool Wiring

Condition: X Good Repair Required
Comments: Repair has been done

21. Wiring of Mechanical Equipment

Condition: X Good Repair Required
Comments:

22. General Additional Comments

Repair have been done.

