



***City of Sweetwater***  
**Building Department Memorandum**  
1701 N.W. 112 Ave #102 Sweetwater, Florida 33172  
(305) 485-4526

Under Section 8-11(f) of the Miami-Dade County Code, the owner of a building which has been in existence for forty (40) years or longer is required to have the building inspected for the purpose of determining the general structural condition of the building and the general condition of its electrical systems. In accordance with Section 8-11(f), you must submit a written Recertification Report to the Building Official, prepared by a Florida registered professional engineer or architect\*, certifying each building or structure is structurally and electrically safe for the specified use for continued occupancy. Each page of the electrical and structural report must be signed and sealed by the engineer or architect. In addition, if there is more than one building on the property, please submit a site plan or copy of a survey showing the location of each building. The building which is the subject of the 40-Year Recertification report must be clearly identified on the site plan or survey submitted.

The following sections of Chapter 8 Section 8-11 more particularly Section 8-11(f) which references to recertification of buildings and components.

(f) *Recertification of buildings and components:*

- (i) For the purpose of this Subsection, recertification shall be construed to mean the requirement for specific inspection of existing buildings and structures and furnishing the Building Official with a written report of such inspection as prescribed herein.
  - (1) Inspection procedures shall conform, in general, with the minimum inspection procedural guidelines as issued by the Board of Rules and Appeals.
  - (2) 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.
- (ii) (1) All buildings, except single-family residences, duplexes and minor structures as defined below, shall be recertified in the manner described below where such buildings or structures have been in existence for forty (40) years or longer, as determined by the Building Official, who shall at such time issue a Notice of Required Inspection to the building owner.
  - (2) Subsequent recertification shall be required at ten (10) years interval.
  - (3) In the event a building is determined to be structurally and electrically safe under the conditions set forth herein, and such building or structure is less than forty (40) years of age, recertification shall not be required for a minimum of ten (10) years from that time, or age forty (40), whichever is the longer period of time.
- (iii) Minor buildings or structures shall, for the purpose of this subsection, be buildings or structures in any occupancy group having an occupant load of ten (10) or less, as determined by Table 1003.1 (FBC) Minimum Occupant Load of the Florida Building Code and having a gross area of 2,000 sq. ft. or less.

- (iv) (1) The owner of a building or structure subject to recertification shall furnish, or cause to be furnished, within ninety (90) days of Notice of Required Inspection, a written report to the Building Official, prepared by a Professional Engineer or Architect registered in the State of Florida, certifying that each such building or structure is structurally and electrically safe, or has been made structurally and electrically safe for the specified use for continued occupancy, in conformity with the minimum inspection procedural guidelines as issued by the Board of Rules and Appeals.
  - (2) Such written report shall bear the impressed seal and signature of the responsible Engineer or Architect who has performed the inspection.
  - (3) Such Engineer or Architect shall undertake such assignments only where qualified by training and experience in the specific technical field involved in the inspection and report.
  - (4) Such report shall indicate the manner and type of inspection forming the basis for the report and description of any matters identified as requiring remedial action.
  - (5) In the event that repairs or modifications are found to be necessary resulting from the recertification inspection, the owner shall have a total of 150 days from the date of Notice of Required Inspection in which to complete indicated repairs or modifications which shall be executed in conformance with all applicable Sections of the Building Code.
- (v) When installed on threshold buildings, structural glazing systems, shall be inspected by the owner at 6 months intervals for the first year after completion of the installation. The purpose of the inspection shall be to determine the structural condition and adhesive capacity of the silicone sealant. Subsequent inspections shall be performed at least once every 5 years at regular intervals for structurally glazed curtain wall systems installed on threshold buildings.

Please note that single family homes, duplexes and all other buildings with an occupant load of ten (10) or less and two thousand (2,000) square feet or less in area are exempt from recertification requirements. Non-residential farm buildings on farms are also exempt from recertification requirements. If the building which is the subject of this notice is exempt for any of the above reasons, the building is not forty (40) years old or older or the building has been demolished, please notify this office and submit any available documentation. If you are claiming an exemption for an existing building, please submit dated pictures showing the front and rear of the building.

Failure to submit the required Recertification Report will result in the issuance of a Civil Violation Notice or ticket without further notice to you and referral of this matter to the Unsafe Structures Unit for the initiation of condemnation proceedings. You may be liable for payment of a maximum fine of \$10,510.00; and, in addition, must pay all enforcement costs incurred by the department once unsafe structures enforcement proceedings are commenced. Further, upon issuance of an unsafe structures Notice of Violation, the building must be vacated and you may ultimately have to demolish the building.

Included with this package is a copy of Article 1 Section 8 -11 of the Code of Miami-Dade County relating to existing buildings, scope for general requirements for structural and electrical inspections and accompanying forms. Also included in this package is a copy of Chapter 8C of the Code of Miami-Dade County relating to parking lot illumination and guardrails. In accordance with Sections 8C-2 and 8C-3, the minimum prescribed standards for parking lot illumination and guardrails contained in Sections 8C-3 and 8C-6 were made retroactive upon adoption. As part of your submission for the 40 Year Recertification, you are required to submit the enclosed documents certifying compliance with the parking lot illumination standards and guardrail requirements signed and sealed by your architect or professional engineer.