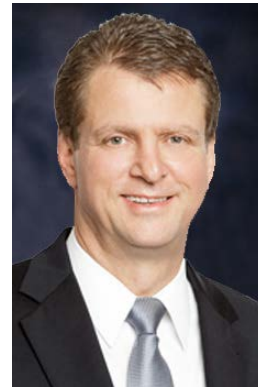


October 17, 2023
ICRI 2023 Fall Convention

Legislative Action Post-Surfside

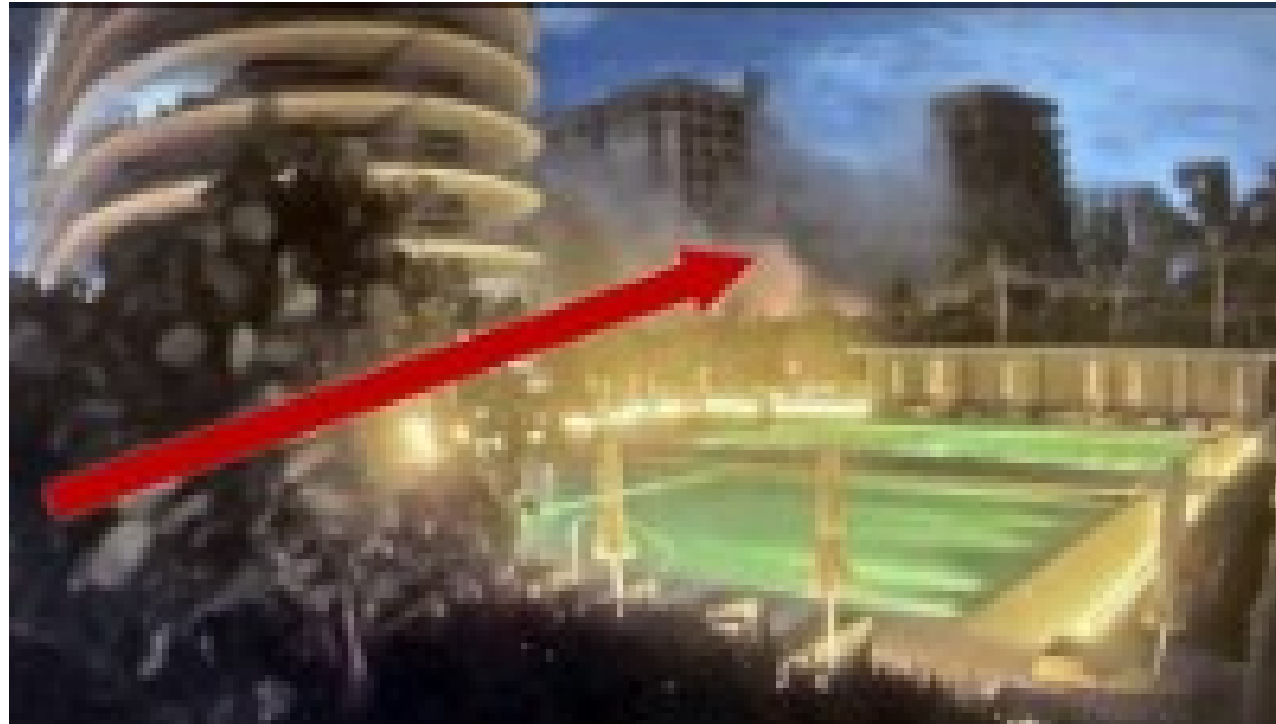


Allen Douglas
Executive Director
Florida Engineering Society
American Council of Engineering
Companies of Florida



The ideas expressed in this ICRI hosted webinar are those of the speakers and do not necessarily reflect the views and opinions of ICRI, its Board, committees, or sponsors.

Champlain Towers South



Champlain Towers South

- Collapsed June 24, 2021 at 1:22 am
- 98 people were killed; 128 people survived the collapse

- Construction Completed in 1982
- A preliminary report from NIST finds the likely cause to be a failure of the pool deck due to columns and the deck being designed/constructed improperly
- The final report is expected in June 2025



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Champlain Towers South

- Building inspected in 2018
- Multiple structural issues were identified
- Estimated repair cost of \$9 million

- Repairs began in 2021 / 40-year recertification
- Residents told the damage was significantly worse – cost was now \$16 million
- Assessments ranged from \$80,000 to \$350,000 for unit owners



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Condo Governance

- 1964 Federal Housing Act
- Created individual unit ownership / governance rules
- Unit owners elect board
- Owners are reluctant to pay annual fees large enough to maintain building
- Boards are “prohibited” to charge annual fees large enough to maintain building
- 50% of Florida condos have no money in reserves for maintenance



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Surfside Work Group

- Formation of Surfside Work Group – SWG
- SWG met twice weekly from June-October
- Work Group grew to include 7 groups
 - Florida Engineering Society
 - American Council of Engineering Companies of Florida
 - Florida Structural Engineers Association
 - American Society of Civil Engineers
 - International Concrete Repair Institute
 - Florida Chapter AIA
 - Building Officials Association of Florida



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Surfside Work Group



Surfside Work Group

- Recommendations released to Governor, legislature and media October 28, 2021
- AP article goes worldwide – 750 million potential readers
- Wide coverage in Florida from print, online, and broadcast media outlets

- Require non-invasive Phase 1 “milestone” inspection on all non-residential buildings 3 or more stories, 30 years or older, every 10 years thereafter
- 20 years or older if within 3 miles of the coast, every 7 years thereafter
- Inspector’s reporting responsibility is to the building official



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Surfside Work Group

- Require invasive Phase 2 inspections if any evidence of structural damage is found in Phase 1 inspection
- Building Official responsible to require repairs are completed
- All costs related to inspections and repair are the responsibility of building owner(s)



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Legislative Action

- Governor states it's an isolated incident, questions further regulations
- Similar reaction from House Speaker
- Senate President quiet, states we need to see the reports

Senator Jennifer Bradley
Senate District 6
SB 1702



Senate Bill 1702

- Closely mirrors SWG recommendations
- Adds requirements for periodic reserve studies and expands unit owners' access to reports
- Hours of negotiations in final week of session
- Passes Senate March 10, 2022, HB 7069 removed from consideration March 12
- The Legislature adjourns with no action taken



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Special Session SB 4D

- Special Session of the Florida Legislature to address property insurance issues
- SB 4D filed May 20, 2022
- SB 4D intended to address roofing repair issues, a 2-page bill.
- May 24 the bill is amended with the milestone inspection/reserve study language from SB 1706, an 88-page bill, and passes the Senate
- Final passage occurs in the House May 25, signed by Governor



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Senate Bill 154

- Sets the age of the building at 30 years for a milestone inspection
- Allows “local enforcement agency” to require first milestone inspection at 25 years
- Requires Florida Building Commission to establish an existing building safety program by Dec 31, 2024



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Wrapping Up

- We have something solid in statute
- It will continue to change



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Wrapping Up

Many thanks to ICRI for the help and expertise as we have navigated this issue, and many thanks for inviting me to present to you today.



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Questions ?



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