

Annual Regular and Routine Maintenance Log of Structural Integrity & Incentive Program

Following the tragic Champlain Towers South collapse in Surfside, the Miami-Dade County Grand Jury made recommendations which included a system to help buildings prepare for their recertifications and learn about maintenance and safety.

To incentivize buildings, the City of Miami Beach has designed an incentive program. Buildings in compliance with the annual log and timely submission qualify for cumulative 1.5% off per year recertification fees for the 25-year recertification, up to 37.5%, and 3.75% off per year for the 10-year recertification, up to 37.5%, when submitted and complete within the 90-day period as required by MDC 8-11(f):

Effective/starting in year 2024

- North Beach (north of 63rd Street) addresses ending in an odd number due January 31st
- Mid Beach addresses ending in an odd number due March 31st
- South Beach (south of Dade and 23rd) addresses ending in an odd number due May 31st
- North Beach addresses ending in an even number due July 31st
- Mid Beach addresses ending in an even number due September 30th
- South Beach addresses ending in an even number due November 31st

This log shall apply to buildings greater than 5 floors. Buildings less than 5 floors shall qualify for the incentive program as per above but shall receive no fees in the event of noncompliance.

Miami-Dade County exempts the following structures from recertification per 8-11(f):

- Single family homes, duplexes
- Non-residential farm buildings

All other buildings with an occupant load of ten (10) or less and two thousand (2,000) square feet.

The following information will be required:

I. Property Information

- Property Address
- Owner/Condo president name, phone number, e-mail address
- Management company name, phone number, e-mail address
 - Is the management company on site full time? Yes/No
- Legal Counsel name, phone number, e-mail address
- (Optional) Registered Agent name, phone number, e-mail address

II. Exterior Maintenance Performed

PAINTING:

Painting protects and extends the life of the building and the Grand Jury recommends painting every 10 years.

- Date of last painting
- Unit No(s)
- Side of Building
- Floor Level(s)

WATERPROOFING:

Waterproofing protects and extends life of building and the Grand Jury recommends water-proofing every 10 years.

- Date of last painting
- Unit No(s)
- Side of Building
- Floor Level(s)

BALCONY REPAIR:

- Number of balconies repaired
- Unit No(s)
- Side of Building
- Floor Level(s)

EXTERIOR PATCHING OF LEAKS:

- Number of patching of leaks
- Unit No(s)
- Side of Building
- Floor Level(s)

ROOFING REPAIRS:

- Side of Building

WINDOW GLAZING AND RE-GLAZING:

- Unit No(s)
- Side of Building
- Floor Level(s)

NUMBER OF ELECTRICAL FIXTURE REPAIRS:

- Qty
- Unit No(s)

- Side of Building
- Floor Level(s)

NUMBER OF PLUMBING FIXTURE REPAIRS:

- Qty
- Unit No(s)
- Side of Building
- Floor Level(s)

III. Interior Maintenance Performed

PAINTING:

Painting protects and extends the life of the building and the Grand Jury recommends painting every 10 years.

- Date of last painting
- Unit No(s)
- Side of Building
- Floor Level(s)

WATERPROOFING:

Waterproofing protects and extends life of building and the Grand Jury recommends water-proofing every 10 years.

- Date of last waterproofing
- Unit No(s)
- Side of Building
- Floor Level(s)

BALCONY REPAIR:

- Number of balconies repaired
- Unit No(s)
- Side of Building
- Floor Level(s)

EXTERIOR PATCHING OF LEAKS:

- Number of patching of leaks
- Unit No(s)
- Side of Building
- Floor Level(s)

ROOFING REPAIRS:

- Side of Building

WINDOW GLAZING AND RE-GLAZING:

- Unit No(s)
- Side of Building
- Floor Level(s)

NUMBER OF ELECTRICAL FIXTURE REPAIRS:

- Qty
- Unit No(s)
- Side of Building
- Floor Level(s)

NUMBER OF PLUMBING FIXTURE REPAIRS:

- Qty
- Unit No(s)
- Side of Building
- Floor Level(s)

IV. Yearly spalling Check Performed (Interior/Exterior)

Concrete is very strong when under compression (i.e., forces pushing down on it), it can fail or crack when under tension (i.e., when it is being pulled upon). To augment the strength of concrete, steel rebar is included in concrete structures. The combination of these materials is referred to as "reinforced concrete". The trouble with reinforced concrete structures is that if the rebar begins to rust, it will expand and place pressure on the concrete which surrounds it. The concrete can then crack or "spall," resulting in chunks of concrete falling off the structure. As more spalling occurs, more rebar is exposed to the elements, and the damage to the structure will grow exponentially from small cracks in the concrete to large chunks falling from the structure. There are ways to try to guard against the intrusion of water into concrete. For example, simply painting the concrete on a regular basis can help protect it from the elements. Mere "patch repair jobs", done to areas where concrete has fallen off the structure can make it look like there is no longer a problem with the concrete. The patch will, for a time, provide some protection as it will initially have a high pH level. But if the work is not done with proper materials, in the proper manner and by those with extensive knowledge of how to properly protect and repair the concrete, such patchwork can actually hide the damage which is ongoing to the rebar inside the column, balcony, pillar, slab, wall or support beam.

Grand Jury recommends yearly looking at exposed concrete elements to see if there is spalling.

- Date of last spalling check
- Did you need to contact an engineer based on the results of the spalling check? (Yes/No)

V. Condominium Education Board Requirements

The enormous responsibility for the upkeep and maintenance of condominiums is placed in the hands of its officers and board members. Florida Statute 720.3033 requires that every director elected or appointed to a condo board must, within one year before or 90 days after the date of election or appointment satisfactorily complete the educational curriculum administered by a division approved education provider.

- Have all officers and board members met Florida Statute 720.3033 requirement? (Yes/No)
- Attach photos (Upload individual photos as a PDF file with type of work and location)