

BUILDING SAFETY INSPECTION PROGRAM

Draft Guidelines

Section 110, Inspections

110.xxx Building Safety Inspection Program. (Jurisdiction) has established a building safety inspection program for buildings and structures that have been in existence for a period of **25 years or longer, if located east of I-95, or 35 years or longer, if located west of I-95.**

The Jurisdiction by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the building safety inspection program.

U. S. Government, State of Florida and Jurisdiction buildings, School buildings under the jurisdiction of the Palm Beach County School Board, One and Two Family Dwellings, and minor structures defined as buildings or structures in any occupancy group having a gross floor area less than 3,500 square feet and an occupant load of ten (10) or less are exempt from this program.

In recognition of the varying characteristics of Palm Beach County and its cities, and in order to implement the new Building Safety Inspection on a countywide basis, building safety inspections shall be required based on the age, location and size of the building as outlined in the following guidelines:

1. **25-year** or older buildings east of I-95
2. **35-year** or older buildings west of I-95
3. **25-year** or older buildings, in any location, that have modified balconies/decks/elevated walkways with tile, artificial turf or other finishes.

In order to implement the new Building Safety Inspection Program in an orderly manner, implementation shall proceed as follows:

1. **25 year or older buildings, east of I-95, of eleven thousand (11,000) square feet or more – compliance in calendar year 202__**
2. **25 year or older buildings, east of I-95, of three thousand five hundred (3,500) square feet or more – compliance in calendar year 202__**
3. **35 year or older buildings, west of I-95, of eleven thousand (11,000) square feet or more – compliance in calendar year 202__**
4. **35 year or older buildings, west of I-95, of three thousand five hundred (3,500) square feet or more – compliance in calendar year 202__**

Subsequent structural/electrical building inspections shall be required at **ten (10) year intervals** regardless of when the inspection report for same is finalized or filed, **unless the Building Official requires an earlier inspection based on the conditions outlined in the last recertification report(s).** Any buildings or structures not otherwise excluded as set forth herein shall be inspected at the same time as the initial inspection of the building and shall be re-inspected in accordance with the schedule for the building.

Considerations for Enforcement if report and repairs are not completed within the specified timeframe

- Building Considered Unsafe Structure under Chapter 1 of FBC
- Process as a code violation through Special Magistrate

Other considerations for discussion at future meeting:

1. Each city has the authority to establish a fee to review the Safety Inspection Reports
2. After review of the reports, if the building is determined to be safe the property owner(s) will not be required to have another Building Safety Inspection for ten (10) years. In the event the report proves there are structural or electrical deficiencies, the owner shall have ***one hundred-eighty (180) days or as determined by the Building Official*** from the date of the report to obtain the required permit(s) and complete the necessary repairs.