

STAFF REPORT REGULAR MEETING

AGENDA DATE: January 3, 2023

DEPARTMENT: Community Sustainability

TITLE:

Ordinance No. 2022-25 – Second Reading -- Amending Chapter 9 “Buildings and Structural Regulations” of the City’s Code of Ordinance to Provide for a Required Thirty-Year Recertification for Buildings and Other Building Code Issues

SUMMARY:

Florida Statutes now requires that all condominiums and cooperatives that are three (3) stories or more have a building recertification every thirty (30) years and then every ten (10) years thereafter. Ordinance incorporates these new requirements in the City’s Code of Ordinances as well as other issues affecting the Florida Building Code.

BACKGROUND AND JUSTIFICATION:

In response to the City of Surfside building collapse, the Florida Legislature approved changes to Florida Statutes that require all condominiums and cooperatives with three (3) or more stories to undergo a formal “milestone inspection” to assess the structural integrity of the structures as well as other life safety issues. A private provider must undertake the inspection with the resulting report provided to both the owners and the City for review and filing. Should the inspection uncover “substantial structural deterioration” or other life safety issues, repairs will need to be undertaken within a 365-day timeframe. Should they not be addressed, the building may be assessed penalties and fines. Should severe issues be documented, buildings may have to be vacated until further investigation and assessments are undertaken with subsequent repairs made prior to the residents being allowed to return.

Within the City of Lake Worth Beach, there are several dozen buildings that are thirty (30) years of age or older, which will require inspections and the provision of a report to the City. The City will notify all properties that must comply and provide for a timeframe under which the report must be completed, reviewed and filed. A fee for this endeavor was adopted as part of the City’s official Schedule of Fees and Charges to process the reports. The minimum fee for filing of the reports is \$500.

At its meeting of December 6, the Commission unanimously voted to move the ordinance forward to a public hearing and second reading on January 3, 2023.

MOTION:

Move to approve/disapprove Ordinance No. 2022-25 amending Chapter 9 “Buildings and Structural Regulations” of the City’s Code of Ordinance to Provide for a Required Thirty-Year Recertification for Buildings and Other Building Code Issues.

ATTACHMENT(S):

Fiscal Impact Analysis
Ordinance 2022-25
Exhibit

FISCAL IMPACT ANALYSIS

Five Year Summary of Fiscal Impact:

Fiscal Years	2023	2024	2025	2026	2027
Inflows					
Current Appropriation	0	0	0	0	0
Program Income	\$15,000	0	0	0	0
Grants	0	0	0	0	0
In Kind	0	0	0	0	0
Outflows					
Operating	0	0	0	0	0
Capital	0	0	0	0	0
Net Fiscal Impact	\$15,000	0	0	0	0
No. of Addn'l Full-Time Employee Positions	0	0	0	0	0

New Appropriation Fiscal Impact:		
	Revenue Source	Expenditure
Department		
Division		
GL Description		
GL Account Number		
Project Number		
Requested Funds		

Budget Transfer Impact		
	Revenue Source	Expenditure
Department		
Division		
GL Description		
GL Account Number		
Project Number		
Requested Funds		

Contract Award - Existing Appropriation	
	Expenditure
Department	
Division	
GL Description	
GL Account Number	
Project Number	
Requested Funds	