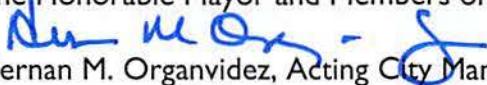




CITY OF DORAL Office of the City Manager Letter to Council

LTC No. 021-2022

To: The Honorable Mayor and Members of the City Council
From: 
Hernan M. Organvidez, Acting City Manager
Date: June 21, 2022
Subject: **Changes to 40-Year Building Recertification Program**

On June 1, 2022, the Miami-Dade County Board of County Commissioners voted unanimously to approve Ordinance 22-57 as amended (a result of SB 4D signed into law May 26, 2022), modifying Section 8-11(f) of the Code of Miami-Dade County. These changes will take effect on July 1, 2022.

The effects of this ordinance will change a Building's Recertification first milestone inspection from its 40-year anniversary to its 30-year anniversary and maintains subsequent Recertification anniversaries to 10-year intervals, thereafter, based on the date of first occupancy, as reflected by the Miami-Dade County Property Appraiser's Office.

Another major effect in this change to Section 8-11(f) of the Code of Miami-Dade County is "advance courtesy notice" at two years, and one year prior to the recertification anniversary year. The existing notification that has been issued 90 days prior to the anniversary remains in place.

The Recertification Process will apply to all buildings that are at least 2,000 square feet in size or have capacity for 10 or more occupants. Single-family residences, townhomes, and duplexes are excluded. The recertification inspection process will examine a building's structural, electrical, and parking illumination components,

In addition to the identified changes, the Building Official will only be authorized to provide a one-time 60-day extension for those properties that request an extension in a timely manner. Failure to obtain the 30-year and subsequent 10-year recertifications within the required time will be referred to the Miami-Dade County Unsafe Structures Board.

The current changes are a result of the Champlain Tower tragedy that occurred in the City of Surfside on June 24, 2021, where 98 people lost their lives.

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As a result of the changes to Section 8-11(f), the Building Department will immediately initiate advance courtesy notice operations in compliance with the new mandate and to appropriately track the activities, a concurrent code compliance case will be initiated to properly record and monitor compliance activities. If compliance is not achieved during the prescribed time, enforcement activity will escalate to the Miami-Dade County Unsafe Structures Board. The code compliance case will provide the necessary documentation mechanism to take the appropriate action.

The effects of this county ordinance and its 40-year to 30-year mandates will result in an increase in workload for the Building, and Code Compliance Departments. There will be a need for additional technical staff in structural and electrical plan reviewers, code officers to monitor and input activities, and clerical personnel to intake, process, and ultimately upload recertification information to a countywide centralized portal, currently under development by Miami-Dade County.

c. Rey Valdes, Deputy City Manager