



Building Milestone Program

(Former 40-year Building Recertification Program)

In accordance with Code of Miami Dade County Ordinance CH 8-11(F), existing buildings must be recertified at their 30th year of occupancy anniversary and every 10 years thereafter.

Extension Requests

Please note that per Florida Statute & the Florida Building Code, a **one-time extension** of 60-days is permissible as long as the building is safe to occupy. Signed and sealed letters from the professional of record may be submitted to BuildingOfficial@cityofdoral.com.

Be sure to include:

- Address / Folio & Building Number if applicable
- Confirm building is safe to occupy while final report is issued
- If repairs are needed, indicate same
- Building Year Built or CO Date

Kindly submit a letter to request 60-days from the anniversary date (if your due date was 12/31/24, you may be granted an extension to March 1, 2025). **IMPORTANT:** The Building Milestone Program is now a 30-year/10-year program; your file names and letter body can simply reference "Building Milestone Program" or "Building Recertification" as well as the 'BDAD-YYMM-NNNN' number that is assigned to each building, if already in process.

Expired processes or buildings that have failed to be recertified will be referred to code compliance for immediate action.

Exception(s)

- Single-family fee simple residential homes or duplexes; or commercial structures that are less than 2,000 square feet and have an occupant load of ten or less.
- If you feel you are exempt, please request an exemption via email by sending the full property address and you're reasoning to BDMilestoneProgram@cityofdoral.com.

Minimum Documents Required: (Scan the "DOCUMENTS" QR Code below.)

- Building Milestone (former 40-Year Recertification) Package - **Structural Guidelines, Electrical Guidelines & Parking Lot Lighting Requirements**
- **Structural Cover Letter** Signed, Sealed, and dated by the Professional Engineer or Architect with their recommendation(s).
- **Electrical Cover Letter** Signed, Sealed and dated by the Professional Engineer or Architect with their recommendation(s).
- Thermographic Inspection Report (When applicable)
 - **Thermographic Inspection** shall be required for an electrical service rating of 400 amperes or higher.
 - The equipment called out in the guidelines for thermographic inspection must be supplied by an electrical service of 400 amperes or higher, but the individual equipment to be inspected DOES NOT need to be rated at 400 amperes or higher.
 - A Level 2 thermographer's required experience for performance of the inspections DOES NOT need to be exclusively obtained through the performance of thermographic inspections but can be obtained through inspections of electrical systems associated with commercial buildings in general.
 - The minimum number of years of experience required to perform thermographic inspections related to the Electrical Recertification was reduced to 5 years from 7 years.

APPLY IN PERSON

- The Completed Milestone Certifications reports can be submitted in person, please visit the solution center located on the second floor of Doral City Hall, 8401 NW 53rd Terrace.
- All forms shall be signed and sealed by the Design Professional

These guidance documents are provided as a courtesy to assist permit applicants with the permitting process. Understand that this is a guide, and each project may have site specific requirements that are unique. Please schedule an appointment today with our team so that we can help!

APPLY ONLINE (CSS)

- Please create a contact in the permitting system at www.cityofdoral.com/permitting.
- Submit using the tutorial videos provided below.
- In the search bar, type Milestone Recertification – select apply.
- All files must be digitally signed by Design Professional.
- See “submittal guides” at <https://www.cityofdoral.com/Departments/Building-Department/Permit-Submittal-Guidelines>.

Milestone Certification Homepage

<https://www.cityofdoral.com/Departments/Building-Department/Building-Milestone-Program>



Forms

<https://www.cityofdoral.com/Departments/Building-Department/Documents>



Videos & Tutorials

<https://www.cityofdoral.com/Departments/Building-Department/Videos-and-Tutorial-Guides>

