



Building Recertification Program

BD-30A 05/25 v2 (Former 40-year Building Recertification Program)

In accordance with the 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.

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 BDRecert@cityofdoral.com.

Minimum Documents Required:

- **Miami-Dade County Document Templates accepted.**
- Building Recertification (former 40-Year Recertification) Package - **Structural Guidelines**
- Building Recertification (former 40-Year Recertification) Package - **Electrical Guidelines**
- Building Recertification (former 40-Year Recertification) Package – **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 Recertification 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.
- **Important:** Digital signatures can only be transmitted electronically. Wet/hard seal must be submitted in person as the city becomes the custodian and will scan document(s).

APPLY ONLINE (CSS)

- Please create a contact in the permitting system at www.cityofdoral.com/permitting.
- In the search bar, type Building Recertification – select apply.
- See "submittal guides" <https://www.cityofdoral.com/Departments/Building-Department/Permit-Submittal-Guidelines>.