

Seventh-day Adventist Church  
FLORIDA CONFERENCE

We all feel the physical changes as we age; this applies to your building as well. Older buildings run into issues that are often not easy to see. The Surfside condo collapse in Miami is just one of the disasters that have happened because the structural integrity was compromised.

In 2022 the state of Florida passed a law requiring buildings to be inspected when the building becomes forty years old then every ten years after. Different counties have different requirements for what size of building must be certified, ranging from 2,000 to 3,500 square feet. Recertification dates are based on the anniversary of the original Building or Structure's Certificate of Occupancy.

The county or city code compliance officials will send a Notice of Required Inspection to the property owner, for us that is the Association. That notice will be forwarded to you.

You will have 90 days from the date of notification to have the property properly inspected by a specially trained Architect or Engineer and their report submitted to the proper governmental authority. The report must be submitted, with the inspector's credentials, to the city or county along with a filing fee of \$250 to \$375 depending on the county. The outcome of the inspection will determine if the property will be recertified for another 10 years or if improvements need to be made before the recertification is granted. If repairs or improvements are needed, you are given another 60 days to complete them, have a reinspection and send that report to the governmental authority. You will need to keep the Florida Conference Property Development office updated.

Non-compliance with the inspection notice or not completing required repairs within the time allowed can result in major financial penalties. These inspections are to be taken seriously, often structural issues cannot be seen by the average person, these inspections go above and beyond to help ensure everyone's safety.

Please work with the Property Development office to ensure the process is completed in a timely manner. If repairs are needed, please work with the Property Development office to review contractor's quotes, and get permits signed.

