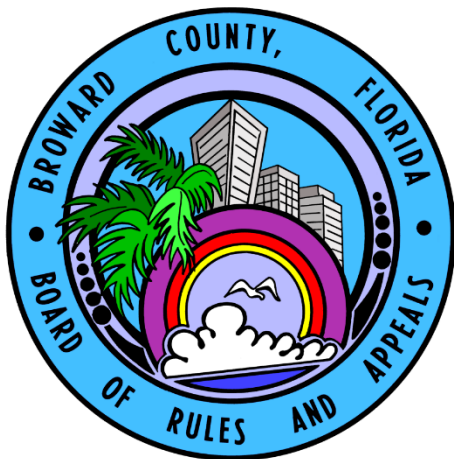
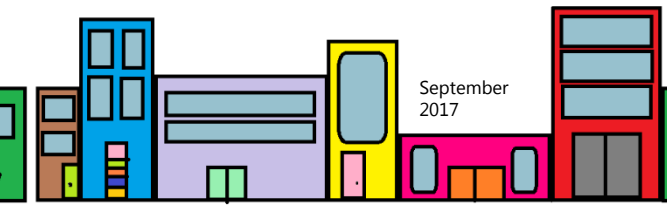


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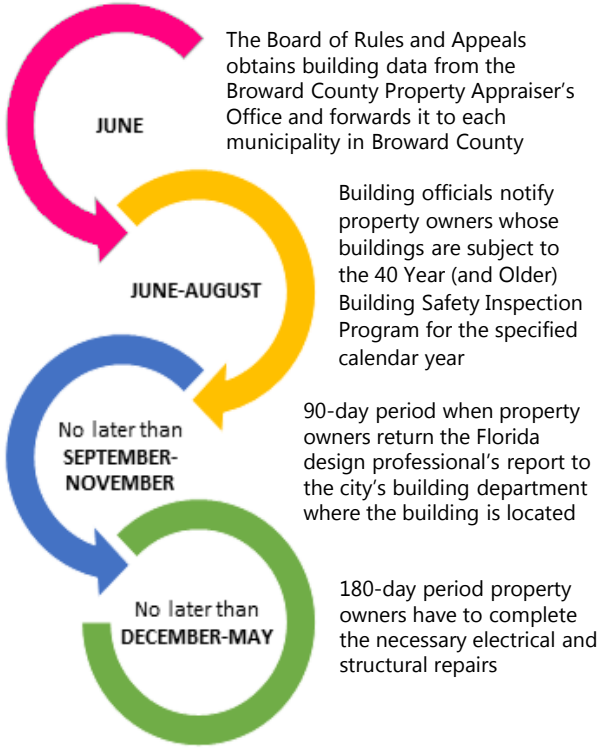
**40 Year (and Older)  
Building Safety  
Inspection  
Program**

**“Stronger codes mean safer buildings.”**



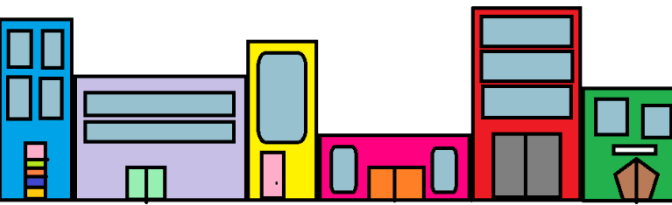
September  
2017

# 40 Year (and Older) Building Safety Inspection Program: Yearly Schedule



The property inspection must be completed by a licensed professional engineer or a registered architect.

As a public service, the Board of Rules and Appeals offers the list of buildings that are due for the 40 Year (and Older) Safety Inspection Program, free of charge (subject to conditions) to companies that offer inspection services.



# 40 Year (and Older) Building Safety Inspection Program Summary

The 40 Year (and Older) Building Safety Inspection Program was created in 2005. The program became effective throughout Broward County in January 2006. Broward County's 40 (and Older) Year Building Safety Inspection Program requires structural and electrical safety inspections for buildings 40 years old (or older) and every ten years thereafter.

By having such a program in effect, the possibilities of future building failure are minimized and structures will be better prepared for hurricane force winds.

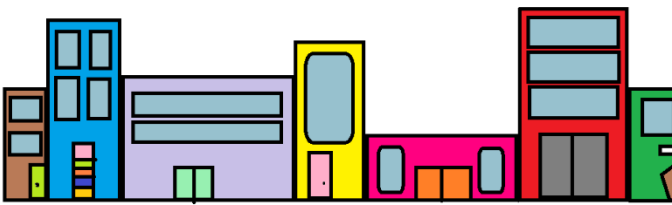
## Accessing Inspection Records

Each municipality is in charge of implementing the program. Once the Board of Rules and Appeals receives the building list from the Property Appraiser's Office, the agency distributes the list to the city or county building departments in Broward County.

The building department of the city or county where the property is located has access to the results of the inspection reports and are accessible to answer questions.

Should you have any recommended modifications to the county-wide 40 Year (and Older) Building Safety Inspection Program, contact the Board of Rules and Appeals for questions and/or suggestions.

Visit [broward.org/CodeAppeals](http://broward.org/CodeAppeals) to find your building official contacts



**If you receive an notification to have a 40 Year (and Older) Building Safety Inspection please check with your city/county building department first to verify the notification's legitimacy.**



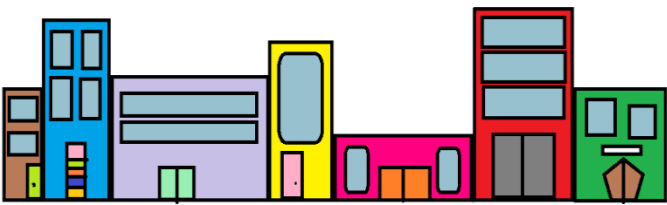
## **Minimum Inspection Guidelines For Building Safety Inspection: Structural**

- Masonry Walls
  - Cracks
  - Spalling
  - Rebar Corrosion
- Floor & Roof Systems
  - Roof
  - Floor System(s)
- Steel Framing Systems
- Concrete Framing Systems
- Windows
- Wood Framing
- Exterior Finishes
- Elevated Decks



## **Minimum Inspection Guidelines For Building Safety Inspection: Electrical**

- |   |                                |
|---|--------------------------------|
| Electrical Service                          | Conduit & Raceways             |
| Meter and Electrical Rooms                  | Low Voltage Wiring Methods     |
| Switchboards, Meter & Motor Control Centers | Building Illumination          |
| Grounding                                   | Fire Alarm System              |
| Conductors                                  | Smoke Detectors                |
| Auxiliary Gutters, Wireways & Busways       | Generator                      |
| Electrical Panels                           | Site Wiring                    |
| Disconnects                                 | Swimming Pool & Spa Wiring     |
| Branch Circuits                             | Wiring to Mechanical Equipment |



# Program Exemptions

- Buildings less than 3,500 square feet
- Single family homes and duplexes
- United States government buildings
- State of Florida government buildings
- Schools under the jurisdiction of the Broward County School Board
- Buildings built on Indian Reservations



(Above, Right)  
A 1996 balcony collapse at  
4111 South Ocean Drive  
Hollywood, FL



(Below) A 2006 balcony collapse at 4564 El Mar Drive  
Lauderdale-by-the-Sea, FL



For more information on the 40 Year (and Older)  
Building Safety Inspection Program visit our website:  
[broward.org/CodeAppeals](http://broward.org/CodeAppeals)

September  
2017

You have the right to appeal the city or county building official's decision if it pertains to the building code. Visit [broward.org/CodeAppeals](http://broward.org/CodeAppeals) for the appeal application.

## For More Information ...

### Administrative Contacts

#### Administrative Director

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#### Administrative Coordinator II

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### Code Compliance Contacts

#### Chief Structural Code Compliance Officer

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#### Chief Structural Code Compliance Officer

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## Broward County


### Board of Rules and Appeals

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 Broward County Board of Rules and Appeals

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