



ITEM NO. 14B6

North Bay Village Recommendation Memorandum

DATE: August 10, 2021

TO: Honorable Mayor, Vice Mayor and Members of the Village Commission

FROM: Alfredo Oballos Diaz,

SPONSORED BY: Mayor Brent Latham, Commissioner Dr. Richard Chervony, and Commissioner Rachel Streitfeld

SUBJECT: Building Audit Update - *Sponsored by Mayor Brent Latham, Commissioner Dr. Richard Chervony, and Commissioner Rachel Streitfeld*

RECOMMENDATION

Review and discuss the status of the Village's Building Audit Process (BAP), which was initiated in light of the Surfside tragedy on June 24, 2021.

BACKGROUND AND ANALYSIS

This document provides the first comprehensive update of the Village's **Building Audit Process (BAP)**, which was initiated in light of the Surfside tragedy on June 24, 2021.

What is the BAP?

The BAP began on June 28, 2021, as a multi-department initiative committed to addressing resident's concerns related to building safety in the Village.

BAP Components

Criteria

Our Building Department is conducting on-site visits and records reviews of all multi-family and

commercial buildings located in the Village. We are paying particular attention to buildings that match at least two (2) of the following elements:

- 20 years old or older
- 4 stories or higher
- Have been issued permits for structural repairs
- Are due for permit recertification

Records Review

Village staff is currently reviewing the following records for each multi-family and commercial building in the Village:

- Structural Repairs Permitting History
- Re-Certification History

Staff is closely reviewing every physical property file to identify any permits issued before the electronic permit system came into existence, as well as the microfilm database for any permits older than what can be found in the physical property files.

On-Site Visits

Our Chief Building Official (CBO), Marc Jean, is currently conducting weekly on-site visits to NBV buildings. On-site visits are expected to be completed by the end of October 2021.

As of Tuesday, August 3rd, our CBO has visited 16 out of the 81 buildings. The oldest buildings and buildings due for re-certification and/or presenting seawall concerns are the highest priority, followed by buildings meeting our criteria, County criteria, and all other buildings.

Deliverables

- Building Matrix, which contains:
 - On-Site Visit information by Chief Building Official
 - Re-Certification History by Front Desk Supervisor *
 - Structural Repairs Permitting History by Building Clerk
 - Code Enforcement Action by Code Enforcement Supervisor

Attachment: *Building Audit Matrix*

- On-Site Visit Schedule

Attachment: *On-Site Visit Schedule 8_02_2021*

- List of Exempt and Non-Applicable Buildings

Attachment: *List of Exempt and Non-Applicable Buildings*

****Please note:** you may find some date inconsistencies on the re-certification information section of the matrix. This is due to the incompleteness of our building records as well as the time lag evident when reports were turned in much later than the targeted time for re-certification. In some cases, because of the magnitude of work, cost and time required for condo association approval to do the work, some re-certifications were completed years after their deadline. We had actually begun a preliminary review of our building records prior to the Surfside tragedy, when we learned about an open permit on the K Lot when it was in the process of being sold.*

Communications and Website

NBV staff created the following website: <https://northbayvillage-fl.gov/building-audit/>. The site will serve as the primary source of information for BAP updates for Village residents. The site contains the following information.

- An overview of our efforts.
- NBV point of contact for our Village Clerk and Director of Communications for media inquiries and public records requests.
- A list of all NBV buildings containing the building's information and on-site visit status.

The site is expected to launch in the second week of August.

BUDGETARY/FINANCIAL IMPACT (Finance Dept.)

NA

PERSONNEL IMPACT

NA