




# Memorandum



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To: Honorable Mayor Carlos A. Gimenez  
Honorable Chairman Jean Monestime  
and Members, Board of County Commissioners, Miami-Dade County

From: Mary T. Cagle, Inspector General 

Date: February 29, 2016

Subject: *OIG Final Report Review of the Dade County Courthouse and the 40/50 Year Recertification Requirement, Ref. IG15-06*

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Attached please find the above-captioned final report issued by the Office of the Inspector General (OIG). The OIG's review into this matter was predicated on a request by the Board of County Commissioners, pursuant to Resolution R-1084-14, that the Inspector General "conduct a review, audit and investigation regarding the condition of the Courthouse including all inspections done or required by law to have been done and shall provide a report to the Board." This is the OIG's report as requested.

This report, as a draft, was provided to the Property Appraiser, the Internal Services Department (ISD), and the City of Miami Building Official. Responses were received from the Property Appraiser and ISD, and are included in the final report's appendices. The report also contained two recommendations: one addressed to the Property Appraiser's Office and one addressed to ISD. The Property Appraiser has responded affirmatively that it has implemented the OIG's recommendation and will continue to monitor property age information in its databases. ISD responded that it needed more time to assess the financial impact and required resources needed to implement the OIG's recommendation. As such, the OIG is requesting that ISD provide a status report in 90 days, on or before May 31, 2016, regarding its implementation of the recommendation.

For your reading convenience, the Executive Summary begins on page 1 of the report.

## Attachment

cc: Hon. Harvey Ruvin, Clerk of Courts  
Hon. Bertila Soto, Chief Judge, Eleventh Judicial Circuit of Florida  
Hon. Pedro J. Garcia, Property Appraiser, Miami-Dade County  
Edward Marquez, Deputy Mayor, Miami-Dade County  
Tara C. Smith, Director, Internal Services Department, Miami-Dade County  
Cathy Jackson, Director, Audit and Management Services Department  
Charles Anderson, Commission Auditor, Miami-Dade County  
Daniel J. Alfonso, City Manager, City of Miami  
Peter Iglesias, Building Official, City of Miami

# MIAMI-DADE COUNTY OFFICE OF THE INSPECTOR GENERAL



## FINAL REPORT

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*OIG Review of the Dade County Courthouse  
and the 40/50 Year Recertification Requirement*

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IG15-06

February 29, 2016

**MIAMI-DADE COUNTY OFFICE OF THE INSPECTOR GENERAL**  
**FINAL REPORT**  
*Review of the Dade County Courthouse and the 40/50 Year Recertification Requirement*

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# MIAMI-DADE COUNTY OFFICE OF THE INSPECTOR GENERAL FINAL REPORT

## Review of the Dade County Courthouse and the 40/50 Year Recertification Requirement

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### **I. INTRODUCTION & EXECUTIVE SUMMARY**

On August 7, 2014, the City of Miami posted a notice on one of the exterior columns of the Dade County Courthouse, citing that the building was in violation of Chapter 8-5 of the Code of Miami-Dade County—namely for failure to obtain the required 40/50 year recertification. The 40/50 year recertification is a Miami-Dade County Building Code provision that requires certain buildings 40 years old or older to undergo structural and electrical inspections that recertify that the building is safe for continued occupancy; subsequent recertifications are required at 10-year intervals. The Dade County Courthouse (Courthouse), located at 73 West Flagler Street in the City of Miami (City), is one of the oldest public buildings still standing today in Miami. Construction began on the Courthouse in 1925 and was completed in 1928. Since it was already over 40 years old when the aforementioned Miami-Dade County Building Code requirement went into effect in May 1975, it should have been recertified within one year after the requirement went into effect. The City’s notice references an open violation from the onset of the recertification requirement, i.e., from 1975. The notice states in part: “This 40/50 year recertification case remains open and in non-compliance.” (Exhibit 1)

In the months following the posting of the aforementioned notice, as well as other official notices sent to Miami-Dade County (County) for the same violation, significant discussions took place concerning the Courthouse. These discussions concerned the physical condition of the Courthouse; funding for necessary repairs; and the spatial and operational needs of the Judiciary, Clerk’s Office, and Administrative Office of the Courts. In the midst of those discussions, the Board of County Commissioners (BCC) requested that the Office of the Inspector General (OIG) conduct a review of the Courthouse to include all the inspections done, or required to be done by law, and to understand how the County got into the current predicament of having an open violation. The request included that the OIG develop plans to ensure that the lapse in obtaining the 40/50 year recertification does not occur with other County-owned facilities and to provide a report to the Board.<sup>1</sup> This is the OIG’s report as requested.

In summary, the evidence gathered in this review leads the OIG to believe that a structural inspection satisfying the requirements of the then-newly-established 40/50 year recertification requirement was actually conducted in 1976. We base this belief on a report that was issued in November 1976, entitled *Structural Investigation and Report*,

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<sup>1</sup> Miami-Dade County Resolution R-1084-14 passed on December 2, 2014; Legislative File Number 142688. See also the minutes of the meeting for a summary of the discussion, which included the prime sponsor suggesting that the OIG’s report develop plans so that the 40/50 year recertification requirement does not lapse with other County-owned facilities.

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*Dade County Courthouse, for Metropolitan Dade County.* This 1976 report was prepared by Herbert M. Schwartz and Associates, Consulting Engineers. The County had retained Mr. Schwartz and his firm—prior to the enactment of the 40/50 year recertification requirement—to study the deteriorating condition of the Courthouse. According to news articles published at the time, Mr. Schwartz advocated for a new requirement that older buildings undergo a recertification process to validate their certificates of legal occupancy. As a consultant to the County, he also authored the *Recommended Minimum Procedural Guidelines for Building Recertification* that accompanied the adoption of County Ordinance 75-34 enacting the 40/50 year recertification requirement. Based on records obtained by the OIG that recount discussions between City officials and Mr. Schwartz regarding the thoroughness needed in order to comply with the requirements of Ordinance 75-34, we believe Mr. Schwartz’s *Structural Investigation and Report*, issued the following year in 1976, would have satisfied the same criteria (i.e., the *Recommended Minimum Procedural Guidelines for Building Recertification*) that he developed.

Unfortunately, however, we (the OIG) could not obtain a copy of this report, and we could not speak to Mr. Schwartz as he had passed away in 1978. The County did not have a copy of the report and the City did not have a copy of it too. More unfortunately, the City of Miami Building Department also has no record (on paper or electronically) of having received a structural inspection in compliance with Ordinance 75-34. The OIG found references to Mr. Schwartz’s 1976 report within a 1979 report entitled *Renovation of the Dade County Courthouse*. This 1979 report was prepared and authored by architects, M.C. Harry and Associates, Inc., (M.C. Harry) and consulting engineers, Brill-Heyer Associates and VTN Incorporated. This report, while geared primarily towards a complete restoration and renovation of the Courthouse, evaluated the prior structural inspections and reported conditions, and further field-tested the structure. Specifically regarding the Courthouse’s structure, the 1979 report stated: “The structural steel frame, floor system, and foundation were found to be in good condition.” No significant repairs were recommended.

An inspection commissioned by the County in 1987—although labeled in various correspondences as “40 Year Certification Survey”—we believe based on its timing, was intended to satisfy the follow-up 10-year recertification requirement of the new law.<sup>2</sup> The County engaged M.C. Harry, as this firm was already on-site at the Courthouse overseeing the renovation and restoration efforts that began with its 1979 report.

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<sup>2</sup> The first inspection report was produced in November 1976. The County approached M.C. Harry in the spring of 1987, a little over 10 years later, to perform the structural inspection required to satisfy Ordinance 75-34.

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Inspections were performed in June and October 1987; five basement columns were identified as needing repair before the architect/engineer could re-certify the building. After the remedial work on the columns began and the steel beams encased in the concrete became exposed, further investigation determined that additional remediation was required. The structural engineer recommended welding steel plates to the full height of the column angles (approximately 14 feet high). According to James Piersol (previously holding the position of Vice President at M.C. Harry and currently a Principal), he recalls that the needed repairs were performed shortly thereafter.

Again, there is no evidence that the City of Miami received these records and/or updated its file on the Courthouse with these inspections and repairs. The OIG reviewed correspondence that showed that there might have been some confusion as to how the City was to notify the County (as building owner) that the required recertification inspections were due and how the County was to proceed. The County engaged M.C. Harry to commence the necessary structural inspections in May 1987, as the firm was already performing work in the basement of the Courthouse related to a “heat exchanger construction contract.” In a letter between the County and M.C. Harry it was noted that the City of Miami typically notifies the Owner of the recertification requirement, assigns an ID number, and begins the process of requiring certain release forms, setting up review files, etc. Apparently, that did not take place. The County, however, went ahead and began the recertification process in 1987 prior to receiving an official notice from the City—which, apparently, the County never received.

Further OIG examination revealed that the primary information that the City would have relied upon to notify building owners (in this case the County) that a recertification was due, was missing the necessary information for such a notification to take place. Simply put, the City relied on reports that they routinely requested from the County’s Property Appraiser’s Office (PAO) listing properties (buildings) of a certain age. These reports were produced based on each building’s “year built.” This report was used (and is still used today) by the City to notify building owners that the 40/50 year recertification is due.

In the case of the Courthouse, and several other County-owned buildings located within the City of Miami, the “year built” as shown in the PAO’s electronic records was zero. There was no value in that data field and, as such, a record for a building with no “year built” date would not have been pulled up in a report that was based on building age. Through our inquiries with PAO staff, we learned the history of the PAO’s data systems, how they were populated from information contained in the paper record, and how the information about the age of buildings was transmitted to the various municipal building officials. While the “year built” of the Courthouse was documented on the

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PAO's official file of record—the building jacket—the “year built” date was dropped off from the PAO's computer-generated “property record card.” Our inquiries with PAO staff and their research into this mystery revealed that in all likelihood the “year built” date of the Courthouse was dropped from the records sometime between 1980 to 1981 during a conversion of its computer system. This was an interface error that was not noticed until the events in the fall of 2014 surrounding the Courthouse's apparent lack of a 40/50 year certification.

In any event, the lack of the “year built” information on the property record card, while it may have affected the City's notification to the County since the early-1980s that a recertification inspection was due, did not deter the County from actually conducting the inspection. As mentioned above, the County did engage M.C. Harry to perform the requisite inspection. A report was generated, some repairs were recommended and, according to Mr. Piersol, those repairs were made. Regrettably, no evidence of either the November 1976 *Structural Investigation and Report* prepared by Herbert M. Schwartz and Associates or the 1987 40/50 year structural inspection performed by M.C. Harry was documented by the City of Miami of having been received.

It is also unfortunate that the recertification requirements of the Courthouse and other older County-owned buildings somehow fell off the County's radar. The Courthouse was due for subsequent 10-year recertifications in 1997 and 2007, but they were never performed. Likewise, the Dade County Auditorium, built in 1952, was due for its 40-year recertification in 1992; the Gerstein Justice Building (criminal courthouse) built in 1962, was due for its 40-year recertification in 2002; and the Pre-Trial Detention Center (Dade County Jail), built in 1959, was due for its 40-year recertification in 1999. The City found no records pertaining to the initial 40-year recertification requirement (or any of the 10-year follow-up recertifications) with respect to these three County-owned properties. There was also no evidence (other than the initial 1975 warning notice for the Courthouse) that the City notified the County that recertifications were due. According to the County's Internal Services Department (ISD), these properties have now begun the process of inspections, remediation, and recertification.

Our review of this issue also makes note that the designated owner of the County-owned building is not always ISD. For example, the designated owner of the Dade County Auditorium is the Cultural Affairs Department; the designated owner of the Gerstein Justice Building is ISD, but the designated owner the Pre-Trial Detention Center is the Police Department. In actuality, for the vast portfolio of County-owned buildings, a County department other than ISD is listed as the designated owner. As such, the specific department listed as the designated owner—which is not necessarily

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ISD— would receive the notification from the municipality that the 40-year recertification is due.

As part of this review, the OIG subpoenaed records from various municipalities pertaining to the 40-year recertification requirement. In each subpoena we identified a County-owned building that, based on its age, was due for a 40-year recertification. We found that for several municipalities, a *Notice of Required Inspection* to the owner had not been sent to the County (i.e., the County department designated as the owner). In two cases, notices had been sent; however, there had been no return correspondence from the County department (i.e., the filing of the requisite inspection reports) or any follow-up by the municipalities for over one year.

While clearly it is the responsibility of the municipality (or in the case of buildings located in the County's unincorporated areas, the responsibility of the County's Building Official) to notify the building's owner, when that owner is the County—the body that instituted the 40-year recertification requirement—we believe that the County has a duty to make sure that its buildings are in compliance with the County's requirement. And due to the present situation where each County department is (or should be) receiving notifications from the municipalities and/or County Building Official, we recommend a more centralized approach wherein the County's ISD would be the principal point of contact for ensuring that all County-owned buildings meet the 40/50 year recertification requirement.

The County should not wait for the various Building Officials to send notice to the owner; the County should initiate the process in advance of the due date. Centralizing the function within ISD will consolidate the portfolio of all County-owned properties and facilitate working with the various departments to ensure that the requisite inspections are performed and the paperwork is timely transmitted to the municipalities. The same would be true for buildings located in unincorporated Miami-Dade County, as the County's Building Official need only contact ISD. Because the majority of the inspections will be performed by contracted engineering consultants, centralizing this function in ISD can make the contracting process both more efficient and more equitable. We also believe that centralizing this function is the County's best safeguard for ensuring that the lapse of obtaining the 40/50 year recertification does not occur with other County-owned buildings.

The remainder of this report examines the origins of the 40/50 year recertification requirement; the history of its implementation and the corresponding duties and responsibilities of the various government agencies involved; inspection activities specific to the Courthouse with respect to the 40/50 year recertification requirement;



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other inspections of the Courthouse; and the current status of the inspections and remediation of the Courthouse, as well as work being done with respect to other County-owned buildings meeting the 40/50 year recertification requirement.

## **II. ORIGINS OF THE 40/50 YEAR RECERTIFICATION REQUIREMENT**

On August 5, 1974, a building located at 1201 NE 2<sup>nd</sup> Avenue, Miami, collapsed killing seven persons and injuring another sixteen. The building was leased by the Federal government and housed the Drug Enforcement Agency (DEA). The structure was over 50 years old and had undergone some renovations in 1971 prior to the DEA occupying the building later that year. Permitted work to structural columns was done in 1971, but an unpermitted concrete slab that was poured on the roof of the building, also done sometime in 1971, may have been partially to blame for the collapse. The DEA parked cars (seized for forfeiture) on the roof. There were 57 vehicles parked on the roof at the time of the collapse.

The City of Miami last inspected the building in 1971 during renovations made prior to the DEA occupancy. The Federal government also inspected the building prior to leasing it for DEA occupancy. In the aftermath of the collapse, fingers were pointed in all directions as to who was responsible for ensuring that the building was safe. Was it the owner? Was it the lessee (in this case the Federal government)? Or was it the City's Building Official? At the time of the tragedy, the City of Miami had a requirement that all buildings be inspected annually, but it was widely acknowledged that the City did not have the number of inspection personnel needed in order to comply with this annual requirement. And news reports at the time, questioned whether City building inspectors had the technical expertise to conduct the type of inspections needed to ensure structural safety.

During this same time, Herbert M. Schwartz, the President of the Miami Chapter of the Florida Engineering Society, voiced his observations that the DEA building was structurally unsound and that he was surprised that it held up as long as it did. Mr. Schwartz, who was a consultant to the Metro Board of Rules and Appeals and had already been retained by the County to study deterioration of the Courthouse, publicly proposed a new requirement that every building over 25 years old must undergo a structural inspection, to include structural testing, in order to recertify the building's Certificate of Occupancy. Mr. Schwartz also proposed that these inspections and attestations as to safety be performed by private engineering firms, as the governmental agencies had already expressed their lack of resources.

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By the following spring, an ordinance was drafted and first presented to the Metro Board of Rules and Appeals. Thereafter, it went before the Board of County Commissioners (BCC) on March 18, 1975, where it was deferred for 30 days to allow other interested parties to provide input on the proposed legislation. Adjustments were made to the proposed legislation and a *Recommended Minimum Procedural Guidelines for Building Recertification (Minimum Procedural Guidelines)* was prepared by Mr. Schwartz in his consulting capacity to the Metro Board of Rules and Appeals. These *Minimum Procedural Guidelines* accompanied the amended ordinance that was presented to the BCC for its consideration on May 21, 1975.

On May 21, 1975, the BCC adopted and passed Ordinance No. 75-34, effectively amending the South Florida Building Code by adding sub-section 104.9 and requiring that all buildings, except single family residences, duplexes and minor structures,<sup>3</sup> 40 years old or older be recertified as to their structural safety. Subsequent recertifications are required at ten (10) year intervals. The responsibility to conduct the structural inspection fell on the building's owner. The owner was also responsible for furnishing a written report "prepared by a Professional Engineer or Architect registered in the State of Florida, certifying that each such building or structure is structurally safe, or has been made structurally safe" in conformity with the aforementioned *Minimum Procedural Guidelines*. Should the inspection reveal that repairs were needed to gain recertification, the owner would be given 150 days from the date of the *Notice of Required Inspection* to complete such repairs. (Exhibit 2)

This was a mandatory ordinance applicable to all qualified buildings within the County and it was made effective immediately;<sup>4</sup> however owners were given one year from the effective date to comply with this new requirement. In 1992, the BCC passed Ordinance 92-01, which among many amendments to the South Florida Building Code, added the requirement of an electrical inspection to the 40/50 year recertification requirement.

In 2000, the State of Florida adopted a Uniform Building Code for the entire state, known as the Florida Building Code, incorporating most of the South Florida Building Code. However, Section 104.9 of the South Florida Building Code (the 40/50 year recertification requirement) was not adopted as a mandatory requirement of the new Florida Building Code. Like most state regulations, counties can maintain regulations that are more strict than the state guidelines, which the BCC decided it would do when it elected to keep its 40/50 year recertification requirement—the only county to do so until

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<sup>3</sup> What constitutes a minor structure is further defined in the Code.

<sup>4</sup> The effective date was actually May 31, 1975, ten days after the ordinance was adopted.

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2006, when Broward County added the recertification requirement to its regulations. The Miami-Dade County requirement is currently codified in Section 8-11 *Existing Buildings*, subsection (f) *Recertification of buildings and components*, of the Code of Miami-Dade County.

### **III. IMPLEMENTATION OF THE 40/50 YEAR RECERTIFICATION PROGRAM; RESPONSIBILITIES AND DUTIES OF GOVERNMENT AGENCIES**

County Ordinance 75-34 placed the responsibility of ensuring recertification of buildings meeting the 40/50 year age requirement on the Building Official (the Building Official of each municipality and, for Miami-Dade County, the County's Building Official). For those buildings meeting the age threshold, the Building Official is required to issue a *Notice of Required Inspection* to each building owner. While the ordinance did not describe how this was to be achieved, the OIG learned that the Building Officials rely on the Property Appraiser's Office (PAO) to supply them with information relating to the age of buildings, as the PAO is the official keeper of property information including the age of buildings and improvements on each property.

While PAO staff explained to us that Building Officials did request age information for buildings and structures in their respective jurisdictions, it is unclear how many buildings were actually ever recertified by the Building Officials. For one, the PAO furnished this information on request. Whether or not the building age information was requested, and requested annually, rested with the Building Officials. Second, once the building age information was transmitted to the Building Officials, it was up to them to ensure recertification of buildings that met the age criteria. Whether or not a recertification of legal occupancy was obtained was not a piece of information that was transmitted back to the Property Appraiser's Office.<sup>5</sup>

Historically, the PAO transmitted the building age information via the "property record card." A property record card is produced annually for each property that makes up the tax roll. As described to the OIG, prior to the provision of electronic data, the PAO would literally deliver to each municipality a box of property record cards annually. Sometime in the early-1970s the information contained on the hard copy property record cards were transferred into the VSAM<sup>6</sup> computerized records system. Annually,

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<sup>5</sup> The Property Appraiser's Office considers the Certificate of Occupancy status of newly constructed buildings as this is one of the signals that the value of the structure (as distinguished from the land) can be added to the tax rolls. The recertification, however, while it certifies that the building is safe for continued occupancy is not a status that concerns the official record keeping responsibilities of the Property Appraiser's Office.

<sup>6</sup> VSAM stands for Virtual Storage Access Method.

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an electronically generated property record card was produced. One of the data fields that was captured and produced on the property record card was the “year built” field. Building Officials could now request a special report of those buildings in their jurisdictions that were of a certain age. However, even if this specific information was not requested, each municipality would have building age information by virtue of them receiving a copy of the tax roll every year.

While we understand how this process should have worked, we do not know how well it worked. And we do not know how many buildings meeting the age threshold of recertification were actually recertified.

As explained to the OIG, shortly after passage of Ordinance 75-34, the County’s Building Code Compliance Office (Code Compliance) was designated to administer the program of recertification. This involved identifying the structures in need of recertification and notifying the building owners of their responsibilities. County Code Compliance, however, did not enforce compliance with Section 104.9 of the South Florida Building Code; that function was left to the municipal Building Officials.

In or around 1995, when Mr. Charles Danger was the Director of Code Compliance, the County assumed the enforcement duties associated with the 40/50 year recertifications. The OIG was told that many of the municipalities failed to enforce the recertification requirements after they were notified by the County of cases of non-compliance. As explained to the OIG, County Code Compliance now administered all aspects of the recertification requirements. The BCC had also approved a \$200 fee, paid by the building owner to Code Compliance upon submission of the inspection report to cover the costs for processing and reviewing the recertification documents.<sup>7</sup>

In or around 1999 – 2000, the municipal Building Officials complained that the County was making money with the \$200 fee. The municipal Building Officials preferred to collect the \$200 fee from the building owners and take on the administrative and enforcement responsibilities themselves. It was at this time that both the administrative and enforcement duties shifted to the municipalities.

It is unclear what the level of compliance was during the ensuing 10 years. There must have been some concern because Director Danger, in November 2010, sent a memorandum to the municipal Building Officials reminding them of their responsibility to enforce the Code’s 40/50 year recertification requirement. The memorandum also

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<sup>7</sup> Code Compliance’s records have either been destroyed in accordance with record retention schedules or lost during its merger with the Building Department, and move to a new location, in 2010.

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advises them to contact the PAO's Public Section to obtain the list of the buildings in their jurisdictions due for recertification. (Exhibit 3)

As noted earlier, the PAO prepared the report of building age information only upon request.<sup>8</sup> The OIG was advised by PAO staff that an on-line Bulletin Board System (BBS) website was implemented in late 2010 or early 2011, allowing the municipalities to request the records electronically. This website ([www.bbsmiamidade.gov](http://www.bbsmiamidade.gov)) is for making bulk data requests and for facilitating electronic file downloads. However, as with all electronically generated reports, the accuracy of the report is only as good as the data that feeds into it. In the case of the Dade County Courthouse and some other older County-owned buildings, the "year built" date was missing from the electronic records.

Based on an examination of several years of annual property record cards for the Courthouse, PAO staff found that the "year built" date of 1925 was included on the 1980 property record card; but it was missing from the 1981 property record card, and all cards thereafter. Given that these are electronically generated cards, the most likely explanation for how this data field went blank had to do with the migration of data from the VSAM computer system of the 1970s to the PTX computer system that eventually was fully implemented in 1984-1985. It was explained to the OIG as an "interface error." And while the Courthouse and some other older County-owned buildings would not have been listed on a report requested by and produced for the City of Miami Building Department—which may have resulted in an official notification to the County—it did not stop the County from initiating the required structural inspection in 1987 on its own accord. The lack of a "year built" date in the PAO's electronic records should not have impeded the County from re-visiting this requirement in 1997 and again in 2007. But these self-initiated efforts did not occur.

**IV. INSPECTIONS OF THE DADE COUNTY COURTHOUSE PERTAINING TO THE 40/50 YEAR RECERTIFICATION REQUIREMENT**

Although the paper trail from the 1970s on this issue—whether the Courthouse was in compliance with the 40-year recertification requirement—is very thin, what little records we were able to gather lead us to believe that a structural inspection of the Courthouse meeting all the rigors of the new law was, in fact, performed. We believe that such a structural inspection was performed by Herbert M. Schwartz, the same

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<sup>8</sup> In actuality, the request would come to the PAO who would then request the Information Technology Department (ITD) to generate the report, as the PAO did not have in-house IT personnel and was supported by ITD.

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Professional Engineer that proposed the new law and drafted the aforementioned *Minimum Procedural Guidelines*. Given Mr. Schwartz's personal involvement and advocacy for the new South Florida Building Code requirement, it is highly unlikely that he would publish a report about the structural integrity of the Courthouse and leave to chance that it was structurally safe.

At the time of the DEA building collapse, Mr. Schwartz had already been retained by the County to study the deteriorating condition of the Courthouse. Several months later, Mr. Schwartz finished his review of the Courthouse and prepared a report entitled *Investigation and Report of Dade County Courthouse for Metropolitan Dade County, Florida*. This report was issued in November 1974.<sup>9</sup>

During this same time period, Mr. Schwartz was also a consultant to the County's Board of Rules and Appeals, and it was in this capacity that he proposed the new structural recertification requirement. As reported in news articles published at the time, he initially proposed that buildings over 25 years old be recertified. But that same news article attributes him saying, "Twenty-five years is just my idea...We might settle on 20 or 30." As we now know, the County settled on 40 years, with subsequent 10-year recertification intervals.

Mr. Schwartz also drafted the *Minimum Procedural Guidelines* that was made part of Ordinance 75-34 adopting the new 40/50 year recertification requirement. (See Exhibit 2 previously referenced.) While these were merely guidelines, at a minimum they detailed the level of visual inspection, manual inspection procedures, and additional testing of structural members needed in order to form a reasonable conclusion as to the building's structural safety. The *Minimum Procedural Guidelines* also described what should be included in the written report and the evaluative statement regarding the building's structural safety.

Approximately six months after passage of the new South Florida Building Code requirement, the City of Miami issued a "Warning" to the County stating that the Courthouse was not in compliance with Section 104.9 of the South Florida Building Code. (Exhibit 4) The County was to immediately submit a structural evaluation report certifying that the building was safe for continued occupancy. While there is no date

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<sup>9</sup> Unfortunately, the OIG was not able to obtain a copy of this report. We know that it existed based on two separate references. The first is a bibliographical notation of this report. The note is listed under the references to the 1979 report entitled *Renovation of the Dade County Courthouse*, prepared by M.C. Harry and Associates and Consulting Engineers, Brill-Heyer Associates and VTN Incorporated. The second reference of this report is contained in a City of Miami letter dated December 15, 1975, which recounts a discussion with Mr. Schwartz about said report.

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shown on this warning, subsequent correspondence indicates that it was received by the County on or about November 26, 1975. It is unclear what the County did next, however it appears that the November 1974 report prepared by Mr. Schwartz was brought to the attention of the City Building Official. Correspondence from the City of Miami to the County,<sup>10</sup> dated December 15, 1975, references a conversation between City building officials and Mr. Schwartz concerning his 1974 report. Mr. Schwartz felt that his 1974 report did not satisfy the requirements of the new law. (Exhibit 5)

The next record in this scarce paper trail is a letter dated January 14, 1976, from the County to the City stating: "We are taking immediate steps to obtain the services of professional engineer consultants to comply with your request for recertification. We will make every effort to complete this report within 90 days of the date of this letter." (Exhibit 6)

There were no documents found by the City of Miami or the County after the January 14, 1976 letter indicating what happened next. According to City of Miami representatives, in or around August 2014 when the issue of the Courthouse's safety came to the forefront, they researched their files (databases, microfilm and archived records) and could not find any evidence that a 40-year recertification inspection report was submitted by the County or that the building's legal occupancy had ever been recertified. When they conducted a query of the PAO's website, they saw that the "year built" reflected zero, and they realized that this building would not have turned up in any of the reports that they request annually. Based on the lack of records and the open complaint from 1975, the City issued the notice of violation on August 7, 2014.

The OIG finds it highly improbable that both the City and the County, in 1976, would have disregarded their obligations with respect to enforcing the newly adopted 40-year recertification requirement. After communicating back and forth, had they simply abandon attempts at compliance? Surely, the City would have pressed the County further. The County in January 1976 responded advising that it would be engaging professional services in order to get the required inspection completed. Moreover, we believe that Mr. Schwartz, who proposed the recertification requirement,

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<sup>10</sup> This letter was previously not produced by the City of Miami in response to a public records request on this topic, nor was it produced to the County when it too requested all the records on this topic. The OIG received it in response to our subpoena requesting documents on the Gerstein Justice Building. The letter, addressed to the County's General Services Administration (GSA), shows the address of 1351 NW 12<sup>th</sup> Street (the address of the Gerstein Justice Building, where the GSA Architectural Division used to be located). It appears to have been misfiled based on the address and, thus, was only produced when the OIG requested records on the Gerstein Justice Building.

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drafted the *Minimum Procedural Guidelines*, and knew about the condition of the Courthouse, would have monitored the situation.<sup>11</sup>

The OIG found evidence revealing that Mr. Schwartz prepared a second report concerning the Courthouse. The title of this second report could not be any clearer: *Structural Investigation and Report, Dade County Courthouse, for Metropolitan Dade County (Structural Investigation and Report)*. The date of this report was November 1976.

According to the December 1975 City of Miami letter, Mr. Schwartz acknowledged that his first evaluation was limited in nature and he did not believe the report would satisfy the requirements of Ordinance 75-34. Surely, if he was engaged to conduct a second evaluation of the Courthouse and prepare a report, we believe that he would have made sure that his work satisfied the requirements of the new law—a law that he proposed. Moreover, the County, in January 1976, advised the City that it would be engaging the services of a professional engineer to perform the structural evaluation. Why not hire the same firm that two years earlier had produced a similar—but not as thorough—report and whose principal wrote the new law. We believe the County did.

Unfortunately, however, neither the County nor the City had a copy of the aforementioned November 1976 report. Moreover, the County did not have any information pertaining to inspections it commissioned (or reports that it received) from Schwartz and Associates. The OIG only learned of these reports through examination of a 1979 report (also not in the County's possession) about renovating and restoring the Courthouse. We learned of the 1979 report having reviewed documentation from 1987 that referenced previous work by the same architectural and engineering firm, M.C. Harry and Associates (M.C. Harry). The 1987 documents referred to M.C. Harry's sub-consultant, Brill-Heyer, having performed some sort of evaluation in 1979.

The OIG contacted Mr. James Piersol, Principal of M.C. Harry, to see what he could recall about work performed in the 1970s. Mr. Piersol told us that he recalled the assignment as he had just graduated with his degree in architecture and that this was

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<sup>11</sup> The OIG attempted to locate Mr. Schwartz. We spoke with his son, Warren S. Schwartz, who said that his father had passed away in 1978 due to a heart attack. The firm, Schwartz and Associates, with all of its client files and records, was acquired by John Pistorino and renamed Pistorino and Alam, Consulting Engineers, Inc. The OIG spoke with Mr. Pistorino, informed him of our review, and asked if he (or someone in his firm) could search their files for any records concerning the Courthouse. We were advised that they searched their records, including searching those archived in a warehouse, and that they could not find any records regarding the Courthouse.



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his first major assignment with his new employer. The work involved assessing the condition of the Courthouse and repairs to the exterior terra cotta and weatherproofing.

Mr. Piersol provided the OIG with a 200+ page report issued in June 1979 entitled *Renovation of the County Courthouse*. (A copy of this report was also found in the City of Miami's Historic Preservation Office's file on the Dade County Courthouse). This report was prepared by Architects: M.C. Harry and Associates, and Consulting Engineers: Brill-Heyer Associates and VTN Incorporated. (Exhibit 7<sup>12</sup>) This evaluation and the ensuing report, while geared primarily for a complete restoration and renovation of the Courthouse, assessed the Courthouse's structure. In summary, the report stated: "The structural steel frame, floor system, and foundations were found to be in good condition." As it relates to prior reports, the 1979 report reads: "The previous studies by Schwartz and Noble<sup>13</sup> (see References), were reviewed, and their reported conditions were evaluated in the field inspections." Both Mr. Schwartz's 1974 and 1976 reports were referenced. (See specifically pages 18 of 19 and 19 of 19 of Exhibit 7 for the aforementioned references.)

The M.C. Harry 1979 *Renovation of the County Courthouse* report only contained two passages relating to the substance of a prior report or remedial work. First, as it pertains to the building's foundation, the 1979 report reads: "Old reports indicate significant foundation settlement occurred during and immediately following construction. This settlement has stopped, and apparently effectively controlled thereafter by underpinning." A second passage pertaining to floor framing reads: "Some of the upper floors have been repaired during the last ten years utilizing new in place beams and joists cut into the original system."

Whether these two passages can be traced back to Mr. Schwartz's structural inspection, we don't know. However, had serious deficiencies requiring remediation been noted in Mr. Schwartz's 1976 *Structural Investigation and Report*, we believe that the 1979 report would have mentioned it given that it was prepared less than three years later.

After the 1979 report was issued, M.C. Harry stayed on as Project Architect overseeing the renovation effort. Exterior restoration work was completed by 1982 and, after the County Administration moved out of the Courthouse in 1985, selected interior renovation projects were started. As M.C. Harry was already on-site, the County

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<sup>12</sup> The entire report is not attached as an exhibit. Only the cover pages, Table of Contents, Introduction and Overview, Summary of Recommendations, Chapter 3 Structural, and References are made part of this exhibit.

<sup>13</sup> The work by Noble involved the roof and antenna mounts.

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approached the firm in the spring of 1987 to conduct the mandatory structural inspection and recertification. Although much of the correspondence and even the work order that was issued refers to the scope of work as “40 Year Certification” or “40 Year Structural Survey,” the OIG believes, based on timing, that this inspection was intended to satisfy the subsequent 10-year recertification requirement. Mr. Schwartz’s *Structural Investigation and Report* was dated November 1976. M.C. Harry was approached by the County in or around May of 1987—a little more than 10 years later.

The OIG reviewed correspondence from June 1987 through January 1988 regarding the structural inspection of the Courthouse. The County had approached M.C. Harry, and M.C. Harry agreed to commence the inspectional work in advance of receiving the executed work order. Inspections performed in June 1987 revealed structural deficiencies requiring repair. However, because mechanical work was being done in the basement at that time, the engineer recommended waiting until that work was finished. In July 1987, a fee proposal was submitted by M.C. Harry, and the County issued a work order for the “40 year certification.” An October 12, 1987 letter from M.C. Harry to the County states that “Recertification can not be accomplished until the basement columns are repaired.” The letter also states that the fee amount of the original work order would not be enough to perform the remaining tasks. A revised work order fee of \$18,000 was proposed. The County did not have a copy of a revised work order, and the OIG was also unable to obtain a copy. But the OIG did find a County “Quick Message” to Mr. Piersol advising him that the incumbent work order would be voided and a new work order under a separate project number would be issued. (Exhibit 8 composite)

There is also a 7-page form report entitled *Minimum Inspection Procedural Guidelines for Building Recertification*. The report states that there are five basement columns needing repair, and that the repairs should begin after the end of the 1987 hurricane season. This 7-page form report, while prepared by M.C. Harry, was not signed or dated. (Exhibit 9)

The basement columns were re-examined in December 1987 after the remedial work had begun and after the columns were more exposed. Additional remediation work to include welding plates to the full height of the column angles was recommended by the structural engineer, and two drawings were prepared detailing the proposed repair work. (Exhibit 10) Mr. Piersol recalls that the repairs were performed shortly thereafter. As previously mentioned, M.C. Harry was on-site when the County approached the firm to do the “40 year certification.” M.C. Harry continued renovation work on the Courthouse for several more years after the second set of inspections were

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performed in December 1987. It is doubtful, we believe, that the firm would continue with renovation work and disregard structural safety remediation.

Again, there is no evidence that the City of Miami received these records and/or updated its file on the Courthouse with these inspection and repair efforts. Correspondence reviewed by the OIG showed that there might have been some confusion as to how the County (building owner) was to be notified by the City regarding how to proceed. Mr. Piersol noted in his July 7, 1987 letter to the County that the City of Miami typically notifies the building owner of the certification/recertification requirement, assigns an ID number, and begins the process of requiring certain release forms, setting up review files, etc. Apparently, that did not take place. As described in the preceding section, there were two other conditions at play that could have disrupted the notification effort: 1) that the City of Miami was not rigorously enforcing the recertification requirement, and/or 2) that the Courthouse was missing from the list, produced by the PAO, of buildings meeting the age threshold for recertification (i.e., after 1981, the “year built” reflected zero).

Just as County officials somehow knew that a recertification was due in 1987—and took efforts to, at least, obtain the required inspections—it should have remembered that recertifications were due in 1997 and in 2007. But it did not. These last two 10-year recertifications would have included electrical inspections as well as structural inspections. The County has no records demonstrating that these inspections were completed.

#### **V. OTHER REQUIRED INSPECTIONS OF THE DADE COUNTY COURTHOUSE**

In addition to reviewing the 40/50 year recertification history of the Courthouse, the OIG also reviewed the inspection history of other required safety inspections. These required inspections all involve life safety and fire prevention. These requirements are governed by a multitude of authorities (the National Fire Protection Association Standards, the Florida Fire Prevention Code as codified in the Florida Administrative Code, Florida Statutes, the Code of Miami-Dade County, and the Code of the City of Miami, Florida) and require a two-tiered compliance effort.

First, building owners<sup>14</sup> must obtain inspections of their own equipment by licensed and certified technicians. The inspections depend on the type of fire safety equipment used on the premises. For the Courthouse, and most other government buildings, the

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<sup>14</sup> Buildings subject to these requirements include both public and private properties except one-family and two-family dwellings.

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required inspections consist of inspecting and/or testing 1) the fire suppression system, including the pumps; 2) the fire alarm; and 3) fire extinguishers. The second tier involves the Fire Marshal for the jurisdiction where the building is located to conduct an annual life safety inspection. For the buildings in the City of Miami, this may be referred to as a "Certificate of Use Inspection," which then results in the renewal of the "Fire Safety Permit." It is during this annual inspection, that the City of Miami Fire Prevention Bureau inspector will examine the aforementioned inspection reports to ensure that the owner-required tests were performed and that the equipment passed inspection. Thus, documentation of the aforementioned owner-required inspections should be kept on the premises and available for inspection by the Fire Prevention Bureau official when requested.

The OIG was provided with documentation demonstrating that the Courthouse had its systems and equipment tested and inspected annually: fire suppression systems, which included separate testing of the fire pumps; fire alarms; and fire extinguishers. We received the last six years of inspection reports, although the fire extinguisher report for 2013 and the fire pump report for 2011 could not be located. These reports revealed that these systems were in general working order and passed inspection, even though the inspector often noted smaller items in need of fixing and/or parts/components that were worn and old and in need of replacement.

Recently, the December 2015 inspection of the fire suppression system (sprinklers) noted a number of items needing repair and attention. The OIG observed that, at least with the fire sprinkler inspections, many of these same issues appeared year after year. Many of these noted deficiencies involved missing escutcheon plates, sprinkler heads painted over, sprinkler head clearance issues, missing and/or damaged caps, and fire department connections obstructed by construction fencing. The December 2015 inspection of the fire pump noted that five outdated gauges needed to be repaired or replaced. The November 2015 inspection of the fire alarms noted that ceiling tiles above smoke detectors should be reinstalled as there should not be open spaces above the detectors. That same report also noted that in some of the areas undergoing remodeling, the smoke detectors were not installed properly and those areas should not be occupied until the repairs are made, and that batteries needed to be replaced in several detectors.

The second tier of the required inspection—the annual life safety inspection by the City of Miami's Fire Prevention Bureau—has never taken place as far as the OIG could tell (and from what ISD relayed to us). OIG members discussed this with the ISD Director. Apparently, this annual inspection, also referred to as the "Certificate of Use Inspection" is tied to the building's Certificate of Use. According to the ISD Director who

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had contacted the City of Miami's Fire Prevention Bureau regarding this issue, due to the lapse in the 40/50 year recertification, the Courthouse's Certificate of Use was technically revoked. In other words, since the Courthouse did not have a valid Certificate of Use, the requirement that the building undergo an annual life safety inspection was never triggered.

The OIG's review of Chapter 19 of the Code of the City of Miami, Florida (City of Miami Code) sustains how these requirements are interconnected. Section 19-2.1(b)(2) of the City of Miami Code states in part: "All persons applying for a certificate of use shall concurrently with such application make an application for a fire safety permit to the department of fire-rescue." Section 19-2.1(d) goes on to require that the fire safety permit be renewed annually.<sup>15</sup> The City of Miami's Fire Rescue Department, Fire Prevention Bureau's webpage refers to these inspections as the "Certificate of Use/Fire Safety Permit" inspections.

Interestingly, the OIG learned that while the Courthouse itself had not officially—until just recently—undergone an annual fire safety inspection, the Daily Business Review (located on the first floor of the Courthouse) had received annual visits from the City's Fire Inspectors for the past ten plus years. The Daily Business Review, a private news publication whose office is located on the first floor, was issued its own Certificate of Use for the space that it occupies. As such, it has its own separately issued Fire Safety Permit, which was subject to inspection and review annually.

Most important, when all these issues came to light, and while ISD was going through the process of obtaining the required structural and electrical inspections, ISD was successful in having the City of Miami's Fire Prevention Bureau conduct an "annual inspection" of the Courthouse. During the first walk-through on April 23, 2015, the inspector noted some deficiencies, including missing "EXIT" signs, emergency lighting in the stairwell not working, improper storage of flammable liquids, obstruction of connections, and exposed wiring. Those deficiencies were corrected and a second walk-through took place on July 30, 2015; no violations were found. (Exhibit 11 composite) And while, as explained to the OIG by ISD, these inspections were not

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<sup>15</sup> While the City of Miami's Code provisions mandating the annual life safety inspection was not codified until the 1990s, the County established the South Florida Fire Prevention Code in the 1980s (see Chapter 14 of the Code of Miami-Dade County). This established the minimum standards for the installation, operation, maintenance, testing, and supervision of fire alarms, sprinkler systems, fire pumps and other extinguishing systems throughout the incorporated and unincorporated areas of the County.

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official “Certificate of Use” inspections<sup>16</sup> (due to the fact that the Courthouse’s certificate has not been reinstated), the same procedures were followed.

In addition to inspections required by Statute and/or Code, the OIG learned the County’s ISD regularly performs (or engages third parties to perform) other safety inspections. Most notable is the comprehensive safety inspection initiated by the ISD Risk Management Division pursuant to the County’s re-insurance policy obligations. This comprehensive inspection, resulting in a *Loss Prevention Report*, is performed with an eye towards preventing accidents and limiting the County’s liability. This inspection covers automatic sprinklers, fire hydrants, water mains, alarm systems, watchman service, portable fire extinguishers, plant emergency organization, self-inspections and public response facilities. The report provides recommendations in the areas of Human Element Actions, Physical Protections and Minor and/or Maintenance Recommendations. ISD also regularly commissions thermographic surveys, which are tests that scan, using infrared detection, the building’s electrical and mechanical systems. ISD had also, in 2014, commissioned an asbestos survey and a limited indoor air quality assessment.

Last, the OIG notes that for the past few decades, construction work (remodeling, repairs, upgrades, etc.) has been taking place at the Courthouse. Much of this work required permits issued by the City of Miami, and inspections of said work in order to close-out the permits. While these permit inspections are clearly distinguishable from the type of structural and electrical inspections required by the County Building Code, we believe that each instance presented an opportunity for both City building officials and County facilities and maintenance staff to have detected the fact that the Courthouse had not been recertified in compliance with the South Florida Building Code.

## **VI. CURRENT RECERTIFICATION STATUS OF THE DADE COUNTY COURTHOUSE AND OTHER COUNTY-OWNED BUILDINGS**

Prior to receiving the August 2014 notification from the City of Miami regarding the lack of the Courthouse’s 40/50 year recertification, ISD had already begun the process of researching its files on the topic. Several months earlier, in March 2014, ISD obtained from M.C. Harry the previously mentioned 1987/1988 inspection reports and by April 2014, ISD contacted the City to obtain all available documentation it had on the Courthouse and the 40/50 recertification. By mid-April, it was clear to ISD that it needed

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<sup>16</sup> Note that the upper right hand corner of the inspection forms (Exhibit 11) refers to this type of inspection as the “Certificate of Use” inspection. Due to the Courthouse’s unfortunate circumstance, the “Other” box was checked and the words “Annual Inspection” were written in.

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to initiate a new 40/50 year recertification inspection of the Courthouse, and it began work on garnering the budgetary resources needed to engage the engineering consultants for the inspections. It was also noted in an email that once this process starts, it will have to be finished. In other words, the work does not stop with inspections; the process to obtain recertification entails all the remedial work necessary for the building to be certified as safe. As such, significant monetary resources are needed to see the recertification process to the end. This process is well underway.

Both the structural and electrical inspections of the Courthouse needed for recertification have been completed and the reports were submitted to the City of Miami Building Department on July 29, 2015. The structural engineering consultant found that “the building is structurally safe with qualifications.” The report contains a list of items to be remedied before the consultant will “recertify” the building. The most notable repairs involve 14 columns in the basement (repairs had already begun prior to the recertification inspection) and selected perimeter columns, beams and braces. (Exhibit 12) The electrical engineering consultant’s inspection presented a “to do list” for each floor of the Courthouse. (Exhibit 13) Based on ISD’s projections, the electrical repairs required for recertification will be completed in the 2018-2019 fiscal year, and the structural work (which will require exploratory demolition to assess the condition of steel encased in concrete) will be completed in 2020.

The public attention brought about by the Courthouse’s structural status has shed light on the recertification status of other County-owned buildings. In October 2014, the City of Miami’s Chief of the Unsafe Structures Division notified the PAO by email that the City had compiled a list of 20 County-owned buildings located within the City that showed a “year built” date of zero. The Unsafe Structures Chief succinctly identified the problem to the PAO:

The problem we are having is that since these properties are showing a “0” year built, they are not being included on any recertification list and are not being recertified as they are required by the Miami-Dade County Ordinance No. 75-34 (amended by Ordinance 92-1) and under Section 8-11(f). Please let me know if this issue can be corrected to ensure these properties are included on future recertification lists. (Exhibit 14)

Since that email communication, as the OIG has learned through the PAO, that the “year built” dates for the identified properties are in the process of being fixed. The buildings on this list included the Dade County Auditorium and the Gerstein Justice Building, which are both now in the process of getting its first recertification. Furthermore, the attention drawn to this subject, has resulted in the initiation of the

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recertification process for the County's branch courthouse located in the City of Coral Gables (aka Coral Gables Courthouse), the building housing the Public Defender's Office, and the Graham Building (housing the State Attorney's Office).

The OIG expanded this review to test the status of other County-owned buildings, that, based on the age of the building, should have had their initial 40-year recertification. We sent subpoenas to several municipal Building Officials requesting all information concerning the 40/50 year recertification for a specified County-owned building within that municipality's jurisdiction. We also sent a similar request to the County's Building Official for County-owned buildings in the unincorporated areas. We found that for several municipalities, a *Notice of Required Inspection* (or similar notification) had not been sent to the County (or at least, to the County department listed as the owner). In two instances, a notice to owner had been sent; however, there had been no return correspondence from the County department (i.e., the filing of the requisite inspection reports) or any follow-up by the municipalities for over one year.

In the first of these two instances, the City of North Miami Beach (NMB) had issued a *Notice of Required Inspection* to the owner—the Miami-Dade County Parks, Recreation and Open Spaces Department (PROS)—stating that a building located at 17430 West Dixie Hwy, North Miami Beach, was over 40 years old and due for recertification. This notice was sent in January 2014. Nothing was done, either by NMB or by PROS, for 16 months with regards to this notice. Upon NMB receiving the OIG subpoena, which necessarily caused it to examine its file, NMB issued a *Notice of Violation* to PROS. NMB then contacted the OIG that the records (including its latest Notice of Violation) was ready for pick-up. The OIG contacted PROS in December 2015 (five months after the *Notice of Violation* was sent) requesting an update on its recertification efforts. PROS had contacted NMB in December 2015 concerning the *Notice*, and a NMB inspector, after conducting a site visit of the property, determined that it was exempt from the recertification requirement based on the square footage of the structure.

In the second of these instances, the results of the OIG subpoena to the Town of Miami Lakes disclosed that a *Notice of Required Inspection* had been sent to the Miami-Dade Fire Rescue Department (MDFR) in February 2014 concerning a 40-year old fire station due for recertification. Our follow-up contacts with MDFR in December 2015 and in January 2016 asking about the status of the recertification revealed that while MDFR was actively working on getting the required inspections completed, it only started the process after the OIG inquired. MDFR completed the inspections and prepared the



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requisite reports on January 21, 2016. The building was deemed safe for continued occupancy with no repairs needed.<sup>17</sup>

As evidenced by the above two examples, the listed owner of these buildings is not always ISD. They were PROS and MDFR. In actuality, for the vast portfolio of County-owned buildings, a County department other than ISD is listed, in the PAO's official records, as the owner. As such, it is the specific department that is listed as the designated owner that would receive notifications from the municipality that the 40-year recertification is due. In these two cases, it was apparent to the OIG, that even though the municipalities had sent the notices—in both cases by certified mail—no action was taken. The responses to some of the OIG's other subpoenas showed that no *Notice of Required Inspection* had been sent to the County. The response from the City of Miami Beach demonstrated compliance for the County-owned building located at 615 Collins Avenue, Miami Beach, Florida; recertification was obtained in 2009.<sup>18</sup> Our similar request to the County's Building Official for 13 properties revealed that the County has been actively enforcing the recertification requirement, and some buildings have been referred to the Unsafe Structures Unit for the owner's (the County's) failure to comply.

This process involves multiple responsibilities. There is the responsibility of the PAO to accurately maintain the official record of all properties (including the "year built" of structures) in Miami-Dade County. There is the responsibility of the Building Officials to annually obtain the list of properties meeting the age threshold from the PAO and to timely notify the building owners of their responsibilities. There is the responsibility of the building owner to have the building inspected and recertified as safe for continued occupancy. And there is the responsibility of the Building Officials to enforce compliance. However, when that owner is Miami-Dade County—the body that instituted the 40-year recertification requirement—we believe that there is a corresponding duty by the County to proactively monitor that its buildings are in compliance with the County's requirement. The County should not be relying upon receiving a *Notice of Required Inspection* from a Building Official. The County should initiate the process in advance of the due date. And because of the current framework, where each listed County department is (or should be) receiving notifications from the Building Officials, we believe that the County should designate a central point of contact to monitor the required recertifications for all County-owned buildings.

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<sup>17</sup> MDFR has submitted the reports to the Town of Miami Lakes and is awaiting review, and ultimately receipt of a *Letter of Recertification*.

<sup>18</sup> The designated owner is listed as the Department of Health and notice was mailed to 8175 NW 12<sup>th</sup> Street, Miami.

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**VII. RESPONSES TO THE DRAFT REPORT**

This report, as a draft, was provided to the Property Appraiser, the Internal Services Department (ISD), and the City of Miami Building Official. Responses were received from the Property Appraiser and ISD, and are attached as Appendix A and Appendix B, respectively. Both responded directly to the recommendations tendered by the OIG and, as such, are summarized in the next section under each recommendation.

**VIII. CONCLUSION & RECOMMENDATIONS**

The 40/50 year recertification requirement was implemented in the wake of a horrific tragedy to provide assurances that the older buildings of Miami-Dade County are safe to occupy. Passed in May of 1975, the new South Florida Building Code requirement went into effect immediately. Through our research and examination of available documents, it is the OIG's belief that an inspection and resulting report, satisfying the rigors of the new requirement, was completed in November 1976. We also believe that the required 10-year follow-up inspection (and remedial work) was completed in early 1988. However, there is no evidence that these required inspections (both structural and electrical) were performed in either 1997/1998 or 2007/2008, as the next two 10-year intervals.

As to the current physical condition of the Courthouse and the findings of the latest structural and electrical inspections, we will probably never know what impact, if any, the failure to timely conduct the last two 10-year recertifications had on the current depth of repairs needed. Obtaining timely recertification must be a priority for the County. Notwithstanding genuine discussions about the limitations of the Dade County Courthouse and the Court's operational needs, which may, or may not, result in the commissioning of a new building, the County must ensure that its older buildings satisfy the requirements that the County put in place.

Besides revealing the history of what had taken place, this examination, by shedding light on the recertification process, has pinpointed some areas that could be improved. The OIG makes the following recommendations:

1. Given the PAO's knowledge, dating back to October 2014, that many properties do not bear a "year built" date as depicted in the attachment from the City of Miami, the PAO should promptly correct the remaining properties from that list and perform diagnostic testing, such as running a report for all properties (public and private) with a zero for a "year built" date, to determine the extent of this interface error. All properties, with structures, should contain a "year built"

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date. All properties returning a zero or a blank field should have its “year built” date promptly corrected.

*The response to the draft report from the Property Appraiser’s Office provided a status of the twenty folios listed in Exhibit 14. The response also provides: “Upon an in-depth examination of our electronic building files, we found an additional 155 properties with a missing year built. The missing year built for these properties was the result of a system conversion that occurred during the mid-1980s. To ensure these errors do not reoccur, we have created a weekly report that identified these types of discrepancies.”*

2. The OIG recommends that the County designate ISD as the primary department for coordinating the 40/50 year recertifications for all County-owned buildings. While a property may be County-owned, the listed “owner” in the official Property Appraiser’s records could be one of many departments. Given that the *Notice of Required Inspection* (or even a notice of violation) is mailed directly to the listed owner, ISD might be unaware of the building’s recertification status. By centralizing the function within ISD, it can track all the County-owned buildings and work with the various departments to ensure that the requisite inspections are performed and that the resulting paperwork is transmitted to the municipalities. The same would be true for buildings located in unincorporated Miami-Dade County, as the County’s Building Official need only contact ISD. As the majority of the inspections will be performed by contracted engineering consultants, centralizing this function in ISD can make the contracting process both more efficient and more equitable. As ISD will be able to forecast the County’s structural and electrical inspection needs, it will also be able to ensure that the work is evenly distributed. We believe that centralizing this function is the County’s best safeguard to ensuring that the lapse of obtaining the 40/50 year recertification does not occur with other County-owned buildings.

*The response to the draft report from the Internal Services Department states that it has conducted a thorough review of all properties wherein ISD is listed as the County’s owner to ensure compliance with the 40/50 year recertification requirement. As to our recommendation, ISD responded: “Before implementation of your recommendation to centralize this process within ISD, an assessment of the fiscal impact and required resources would need to be conducted. ISD will also establish a partnership with the Property Appraiser’s Office to ensure all required information is correct as to the year built in order to complete the recertification of all County-owned buildings in a timely manner.”*

**MIAMI-DADE COUNTY OFFICE OF THE INSPECTOR GENERAL  
FINAL REPORT**

***Review of the Dade County Courthouse and the 40/50 Year Recertification Requirement***

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Given its stated need to conduct an assessment, the OIG respectfully requests a status report from ISD in 90 days, on or before May 31, 2016, regarding ISD's implementation of this recommendation.

\* \* \* \* \*

# MIAMI-DADE COUNTY OFFICE OF THE INSPECTOR GENERAL



## FINAL REPORT APPENDIX A

RESPONSE FROM THE MIAMI-DADE COUNTY PROPERTY APPRAISER

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*OIG Review of the Dade County Courthouse  
and the 40/50 Year Recertification Requirement*

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IG15-06

February 29, 2016



MIAMI-DADE COUNTY  
PROPERTY APPRAISER  
ADMINISTRATIVE DIVISION

**PEDRO J. GARCIA**  
**PROPERTY APPRAISER**

February 23, 2016

Ms. Mary Cagle, Inspector General  
Office of the Inspector General  
19 W. Flagler, Suite 220  
Miami, Florida 33130

RE: Response to Review of the Dade County Courthouse  
and the 40/50 Year Recertification Requirement – IG15-06

Dear Ms. Cagle:

During the course of the OIG investigation, it was identified that the year built for the Miami-Dade County Courthouse located at 73 W. Flagler Street appeared as zero in our records. The Office of the Property Appraiser (OPA) maintains the building information for over 575,000 properties throughout Miami-Dade County. Upon an in-depth examination of our electronic building files, we found an additional 155 properties with a missing year built. The missing year built for these properties was the result of a system conversion that occurred during the mid-1980s. To ensure these errors do not reoccur, we have created a weekly report that identifies these types of discrepancies.

The following reflects the status of the folios listed in Exhibit 14:

1. 01-0103-030-1020 – This folio contains a modular building, which is assessed as personal property (not as real estate) and does not require a year built.
2. 01-0110-080-1160 – The year built was corrected on 5/6/2015.
3. 01-0110-080-1170 – This folio contains an open parking lot with covered canvas carwash area and does not require a year built
4. 01-3114-001-0010 – This folio has been cancelled. The parcel was part of a separation, which is now assessed under 01-3114-071-0010 (vacant lot) and 01-3114-071-0020 (year built 1955).
5. 01-3114-023-0290 – This structure straddles two lots and the building was being assessed under 01-3114-023-0300 with year built of 1985.
6. 01-3122-014-0481 – This structure straddles two lots and is being assessed under 01-3122-014-0480.
7. 01-3124-018-0660 – This structure straddles two lots and is being assessed under 01-3124-018-0670.
8. 01-3125-063-0030 – These structures straddle multiple lots and are being assessed under 01-3125-063-0020. We are reviewing the legal descriptions of the properties for a possible grouping.



9. 01-3125-065-0010 – These structures straddle multiple lots and are being assessed under 01-3125-063-0020. We are reviewing the legal descriptions of the properties for a possible grouping.
10. 01-3127-069-0010 – The year built was corrected on 7/20/2015.
11. 01-3127-081-0010 – The year built was corrected on 7/21/2015.
12. 01-3135-037-0030 – The year built was corrected on 5/6/2015.
13. 01-3136-005-1050 – This folio number is for the Miami-Dade Transit Metro Mover, which encompasses multiple properties. We have been in contact with Transit staff and have been able to confirm the correct legal description/folio number for this structure and have updated our records.
14. 01-3136-027-0010 – This parcel is part of Right-of-Way resulting from an unrecorded deed. The year built is not required.
15. 01-3136-064-0020 – The year built was corrected on 7/21/2015.
16. 01-3208-028-0010 – This property contains multiple structures on multiple lots that were being assessed under 01-3208-031-0020. We are reviewing the legal descriptions of the properties for a possible grouping.
17. 01-4104-000-0040 – The year built was corrected on 7/21/2015.
18. 01-4121-007-0890 – This structure straddles two lots and was being assessed under 01-4121-007-0900.
19. 01-4121-007-0960 – The building was incorrectly being assessed under a different folio, but the record was corrected on 2/12/2016.
20. 01-4216-000-0010 – The year built was corrected on 7/21/2015.

Thank you for bringing this matter to our attention and for the opportunity to respond. Should you or your staff have any further questions, please do not hesitate to contact us.

Sincerely,



Lázaro Solís  
Deputy Property Appraiser

# MIAMI-DADE COUNTY OFFICE OF THE INSPECTOR GENERAL



## FINAL REPORT APPENDIX B

RESPONSE FROM THE INTERNAL SERVICES DEPARTMENT

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*OIG Review of the Dade County Courthouse  
and the 40/50 Year Recertification Requirement*

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IG15-06

February 29, 2016



# Memorandum



**Date:** February 24, 2016

**To:** Mary T. Cagle  
Inspector General

A handwritten signature in black ink that reads "Tara C. Smith". The signature is written in a cursive, flowing style.

**From:** Tara C. Smith  
Director  
Internal Services Department

**Subject:** Internal Services Department's Response to the OIG Draft Report - *Review of the Dade County Courthouse and the 40/50 Year Recertification Requirement*

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Thank you for providing me with an opportunity to address your draft report regarding the Dade County Courthouse and the 40/50 year recertification requirement. The Internal Services Department (ISD) has conducted a thorough review of all ISD-owned properties to ensure compliance with the 40/50 year recertification requirements regardless of notification status. Over the past year, ISD has been working with the Property Appraiser's Office to update our property information to ensure the correct year built is listed in their records. We will continue working with them and the respective municipalities.

Before implementation of your recommendation to centralize this process within ISD, an assessment of the fiscal impact and required resources would need to be conducted. ISD will also establish a partnership with the Property Appraiser's Office to ensure all required information is correct as to the year built in order to complete the recertification of all County-owned buildings in a timely and efficient manner.

C: Edward Marquez, Deputy Mayor

REC'D OFFICE OF THE  
INSPECTOR GENERAL  
2016 FEB 24 PM 3:31

**MIAMI-DADE COUNTY  
OFFICE OF THE INSPECTOR GENERAL**

**EXHIBIT 1**

**City of Miami Repair or Demolish – First Notice  
Dated August 7, 2014  
(1 page)**

**OIG REPORT**

***Review of the Dade County Courthouse and the  
40/50 Year Recertification Requirement***

**IG15-06**

# City of Miami



August 07, 2014

CR: BB2014012110

MIAMI-DADE COUNTY  
GSA R/E MGMT-COURTHOUSE  
111 NW 1 ST STE 2460  
MIAMI FL 331281929

MIAMI-DADE COUNTY  
GSA R/E MGMT-COURTHOUSE  
111 NW 1 ST STE 2460  
MIAMI FL 331281929

### REPAIR OR DEMOLISH - FIRST NOTICE

RE: 73 W FLAGLER ST Folio: 0101110501060  
MIAMI NORTH PB B-41 ALL OF BLK 115-A LESS W50FT FOR ST & AREA K/A AVE B LYGE-OF  
BLK 115-A & LOTS 8 & 9 BLK 115-N A/K/A DADE COUNTY COURT HOUSE

Dear Owner(s):

Chapter 8-5 of the Code of Miami-Dade County sets criterion by which a building is evaluated to determine whether or not it is unsafe, constitutes a fire hazard, or is otherwise dangerous to human life or public welfare. An inspection of the above revealed that it is in violation of Chapter 8-5 of the Code of Miami-Dade County and the following defects have been found:

**VIOL REF# 7609-Failure to obtain the required 40-50-Year Recertification Process**  
Correction: THIS 40/50 YEAR RECERTIFICATION CASE REMAINS OPEN AND IN NON COMPLIANCE. THIS STRUCTURE MUST BE RECERTIFIED IMMEDIATELY AS REQUIRED BY CODE, CITY AND COUNTY ORDINANCES. FAILURE TO DO SO WILL CAUSE FOR THE CASE TO BE SCHEDULED FOR A HEARING SOON. CONTACT FRANK RODRIGUEZ AT 305 416 1168 OR AT FRANKRODRIGUEZ@MIAMIGOV.COM. 444 SW 2ND AVE 4TH FLOOR BUILDING DEPARTMENT MIAMI 33130.

You are, therefore, requested to repair or demolish this structure. Please contact the Unsafe Structures Section of the Building Department, P.O. Box 330708, Miami, Florida, by phone at - or by email at , and advise of your intentions. If either a demolition or building permit is not obtained or we do not hear from you by August 18, 2014, it will be necessary to move toward demolition of your building in accordance with the detailed procedure in the Code Miami-Dade County.

Very truly yours,

Frank Rodriguez  
City of Miami Code Compliance Inspector

cc: Foreclosure Specialist, as H.U.D. Representative  
Unsafe Structures Section (2)

**MIAMI-DADE COUNTY  
OFFICE OF THE INSPECTOR GENERAL**

**EXHIBIT 2**

**Miami-Dade County Ordinance No. 75-34**

**Passed and Adopted May 21, 1975**

**Establishing Building Recertification Requirements**

**of Buildings Forty (40) Years Old or Older and**

**Subsequent Recertification in Ten (10) Year Intervals**

**Includes the *Recommended Minimum Procedural Guidelines for Building Recertification***

**(8 pages)**

**OIG REPORT**

***Review of the Dade County Courthouse and the  
40/50 Year Recertification Requirement***

**IG15-06**

ORDINANCE NO. 75-34

ORDINANCE AMENDING THE SOUTH FLORIDA BUILDING CODE ADOPTED BY ORDINANCE NO. 57-22, AS AMENDED, PROVIDING FOR RECERTIFICATION OF BUILDINGS AND STRUCTURES IN EXISTENCE FOR FORTY (40) YEARS OR LONGER AND SUBSEQUENT RECERTIFICATION IN TEN (10) YEAR INTERVALS; DESCRIBING THE MEANING OF SUCH RECERTIFICATION; STATING THE PURPOSE FOR SPECIFIC INSPECTION OF SUCH BUILDINGS AND STRUCTURES; ESTABLISHING QUALIFICATIONS FOR THOSE RESPONSIBLE FOR SUCH INSPECTIONS; PROVIDING MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR SUCH RECERTIFICATION; INCLUDING PROCEDURE WHERE RECERTIFICATION IS SUBMITTED PRIOR TO THE FORTY (40) YEAR REQUIREMENT FOR THE PURPOSE OF DEPOSING STRUCTURAL ADEQUACY; ESTABLISHING TIME LIMITS FOR COMPLIANCE; PROVIDING INCLUSION IN THE SOUTH FLORIDA BUILDING CODE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE WITH COMPLIANCE MANDATORY WITHIN ONE (1) YEAR FROM SAID EFFECTIVE DATE

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF DADE COUNTY, FLORIDA:

Section 1. Amendments to the South Florida Building Code:

The South Florida Building Code, adopted by Ordinance No. 57-22, as amended, is hereby further amended in the following particulars:<sup>1/</sup>

1. Section 104 is hereby amended by adding a new sub-section 104.9 to read:

104.9 RECERTIFICATION: (a) For the purpose of this sub-section, RECERTIFICATION shall be construed to mean the requirement for specific inspection of existing buildings and structures and furnishing the Building Official with a written report of such inspection as prescribed herein.

(1) Inspection procedures shall conform, in general, with the "Recommended Minimum Inspection Procedural Guidelines for Building Recertification", as issued by the Building Official.

(2) Such inspection shall be for the purpose of determining the general structural condition of the building or structure to the extent reasonably possible within the meaning of sub-section 104.6, STRUCTURAL DETERMINATION.

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<sup>1/</sup> This text is all new and underlining has been omitted for clarity.

(b) (1) All buildings, except single-family residences, duplexes and minor structures as defined in paragraph 104.9(c) herein, shall be recertified as required in paragraph 104.9(d) herein where such buildings or structures have been in existence for forty (40) years or longer, as determined by the Building Official, who shall at such time issue a Notice of Required Inspection to the building owner.

(2) Subsequent recertification shall be required at ten (10) year intervals.

(3) In the event a building is determined to be structurally safe under the conditions set forth herein, and such building or structure is less than forty (40) years of age, recertification shall not be required for a minimum of ten (10) years from that time, or age forty (40), whichever is the longer period of time.

(c) Minor buildings or structures shall, for the purpose of this subsection, be buildings or structures in any Occupancy Group having an occupant load of ten (10) or less, as determined by sub-section 3101.4, and having a gross area of 2,000 square feet or less.

(d) (1) In accordance with the requirements of paragraph 104.9(b) herein, the owner of such building or structures shall furnish, or cause to be furnished, within ninety (90) days of Notice of Required Inspection, a written report to the Building Official, prepared by a Professional Engineer or Architect registered in the State of Florida, certifying that each such building or structure is structurally safe, or has been made structurally safe for the specified use for continued occupancy, in conformity with the "Recommended Minimum Procedural Guidelines for Building Recertification" issued by the Building Official.

(2) Such written report shall bear the impressed seal and signature of the responsible Engineer or Architect who has performed the inspection.

(3) Such Engineer or Architect shall undertake such assignments only where qualified by training and experience in the specific technical field involved in the inspection and report.

(4) Such report shall indicate the manner and type of inspection forming the basis for the report and a description of any matters identified as requiring remedial action.

(5) In the event that repairs or modifications are found to be necessary resulting from the recertification inspection, the owner shall have a total of 150 days from the date of Notice of Required Inspection in which to complete indicated repairs or modifications which shall be executed in conformance with all applicable sections of the South Florida Building Code.

Section 2. It is the intent of the County Commission, and it is hereby ordained, that the pertinent provisions of this ordinance shall become and be made a part of Ordinance No. 57-22, as amended, the South Florida Building Code, and the sections may be renumbered or relettered if necessary to accomplish such intention.

Section 3. If any section, sub-section, sentence, clause or provision of this ordinance is held invalid, the remainder of this ordinance shall not be affected by such invalidity.

Section 4. This mandatory ordinance shall become effective ten (10) days after the date of its enactment, and owners of such buildings or structures shall comply with the provisions of this ordinance within one (1) year from the effective date.

Section 5. Failure to comply with the prescribed time limitations set forth in this ordinance may result in the immediate rescinding of the Certificate of Occupancy for said building or structure and occupancy shall not be permitted until the necessary inspections and/or repairs have been made.

Section 6. The "Recommended Minimum Inspection Procedural Guidelines for Building Recertification", provided by sub-paragraph 104.9(a)(1) herein and attached hereto, are hereby approved. Changes to the Guidelines will be made by the Board of Rules and Appeals only after public hearing by said Board.

PASSED AND ADOPTED: May 21, 1975

Approved by County Attorney as  
to form and legal sufficiency. R A G

## MEMORANDUM

ALTERNATE

107.07-17A

Agenda Item No. 2 (k)

TO Honorable Mayor and Members  
Board of County Commissioners

DATE May 12, 1975

FROM R. Ray Goode  
County Manager

SUBJECT Proposed ordinance amending the  
South Florida Building Code  
regarding recertification of existing  
buildings.

Attached please find the latest modified version of the proposed ordinance amending the South Florida Building Code regarding recertification of existing buildings as recommended by the Dade County Board of Rules and Appeals and the Building and Zoning Department, which will appear again before you for consideration on May 21, 1975.

As you recall, this proposal was initially presented to you on March 10, 1975, at which time it was deferred for 30 days due to Mr. Herb Simon, Chairman, Miami Board of Realtors, appearance and suggestion in that he and other interested parties be permitted to recommend various changes to the Board of Rules and Appeals committee who had originally initiated said ordinance.

Since March 18, two meetings have been held with the Board Committee and said interested parties from industry, resulting in the following changes which we feel largely resolve the initial objections:

1. Procedural guidelines for building recertification inspections have been developed for the guidance of the owners, Architects and Engineers and Building Officials. These guidelines (attached) will be further refined with additional input from industry-at-large, the American Institute of Architects, Florida Engineering Society and American Society of Civil Engineers and must be made available to the public, as specified in Section 6 of the proposed ordinance, within 60 days from enactment.
2. Buildings inspected younger than forty years of age will not be required to be recertified for a minimum of 10 years from that time, or age forty, whichever is the longer period of time.
3. Owners of buildings or structures will now be given an additional 90 days from notice of required inspection to submit the recertification report from the Engineer or Architect, and, in the event that repairs or modifications are found to be necessary, shall have a total of 150 days from that notice in which to complete said repairs or modifications. This, of course, is in addition to the one year permitted in Section 4 of the proposed ordinance.
4. Engineers and Architects preparing these reports will now be advised that they are to undertake such assignments only where qualified by training and experience in the specific technical field involved in the inspection.



ALTERNATE  
Agenda Item No. 2 (k)

Honorable Mayor and Members  
Board of County Commissioners

May 12, 1975

-2-

5. Considering that the fundamental purpose of the required inspection and report is to confirm in reasonable fashion that the building or structure under consideration is safe for continued use under present occupancy, the following position will be permitted to be stated in said report submitted by the Architect or Engineer: "To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the building or structure based upon careful evaluation of observed conditions, to the extent reasonably possible."

RRG:TMB:lj  
Encl.

cc: Mr. R. F. Cook, Director, Building and Zoning  
Mr. Thomas M. Black, Deputy Secretary, Board of Rules and Appeals

I HEREBY CERTIFY THAT THE ABOVE MICROPHOTODUPLICATION IS A TRUE COPY OF THE ORIGINAL DOCUMENT AND WAS MICROFILMED IN THE REGULAR COURSE OF BUSINESS AND THAT THE MICROFILMING ACTIVITIES USED FOR MICROFILMING WERE ACCOMPLISHED IN A MANNER AND ON MICROFILM SUPPORT APPROVED BY THE NATIONAL BUREAU OF STANDARDS-1968-1970.

HERBERT M. SCHWARTZ AND ASSOCIATES, INC.  
CONSULTING ENGINEERS

SUITE 302 • SEASIDE LIFE BUILDING • 1431 N. BAYSHORE DRIVE • MIAMI, FLORIDA 33132  
PHONES (305) 371-0138 / 358-6500 PENNSYLVANIA • FLORIDA • LOUISIANA

April 27, 1975

The following draft is for review and comment by the Dade County Board of Rules and Appeals Recertification Committee - Item 776-74

RECOMMENDED MINIMUM PROCEDURAL GUIDELINES FOR BUILDING RECERTIFICATION

Scope of Inspection:

Fundamental purpose of the required inspection and report is to confirm in reasonable fashion that the building or structure under consideration is safe for continued use under present occupancy. As implied by the title of this document, this is a recommended procedure, and under no circumstances are these minimum recommendations intended to supplant proper professional judgement.

In general, unless there is obvious overloading, or significant deterioration of important structural elements, there is little need to verify the original design. It is obvious that this has been time tested if still offering satisfactory performance. Rather, it is of importance that the effects of time with respect to degradation of the original construction materials be evaluated. It will rarely be possible to visually examine all concealed construction, nor should such be generally necessary. However, a sufficient number of typical structural members should be examined to permit reasonable conclusions to be drawn.

Visual Examination will, in most cases, be considered adequate when executed systematically. Surface imperfections such as cracks, distortion, sagging, excessive deflections, significant misalignment, signs of leakage, and peeling of finishes should be viewed critically as indications of possible difficulty.

Testing Procedures and quantitative analysis will not generally be required for structural members or systems except for such cases where visual examination has revealed such need, or where apparent loading conditions may be critical.

Manual Procedures such as chipping small areas of concrete and surface finishes for closer examination are encouraged. Generally, unfinished areas of buildings such as utility spaces, maintenance areas, stairwells, and elevator shafts should be utilized for such purposes. In some cases, to be held to a minimum, ceilings or other construction finishes may have to be opened for selective examination of critical structural elements. In that event, such locations should be carefully located to be least disruptive, most easily repaired, and held to a minimum. In any event, a sufficient number of structural members must be examined to afford reasonable assurances that such are representative of the total structure.

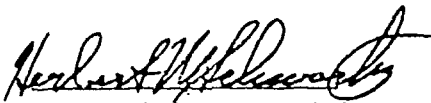
Structural Deterioration will always require repair. Type of repair, however, will depend upon importance of member in the structural system, and degree of deterioration. Cosmetic type repairs may suffice in certain non sensitive members such as tie beams and columns, provided that the remaining sound material is sufficient for the required function. For members carrying assigned gravity or other loads, cosmetic type repairs will only be permitted if it can be demonstrated by rational analysis that the remaining material, if protected from further deterioration can still perform its assigned function at acceptable stress levels. Failing that, adequate repairs or reinforcement will be considered mandatory.

Written Reports shall be required attesting to each required inspection. Each such report shall note the location of the structure, description of type of construction and general magnitude of the structure, the existence of drawings and location thereof, history of the structure to the extent reasonably known, and a description of the observed condition of the structure. The report shall also describe the type and manner of the inspection, noting problem areas and recommended repairs if required to maintain structural integrity.

Evaluation: Each report shall include a statement to the effect that the building is structurally safe, or has been made structurally safe for continued use and occupancy. In order to avoid unwarranted or restrictive interpretation of such statements, it is suggested that

each report also include the following information indicating the actual scope of the report and limits of liability. This paragraph may be used verbatim.

As a routine matter, in order to avoid possible misunderstanding, nothing in this report should be construed directly or indirectly as a guarantee for any portion of the structure. To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the building based upon careful evaluation of observed conditions, to the extent reasonably possible.



Herbert M. Schwartz, P.E.  
Consultant, Board of Rules and Appeals

**MIAMI-DADE COUNTY  
OFFICE OF THE INSPECTOR GENERAL**

**EXHIBIT 3**

**Advisory Memo Issued by Charles Danger, P.E., Director,  
Miami-Dade County Building and Neighborhood Compliance Department  
Dated November 24, 2010  
(1 page)**

**OIG REPORT**

***Review of the Dade County Courthouse and the  
40/50 Year Recertification Requirement***

**IG15-06**



**MIAMI-DADE COUNTY, FLORIDA  
BUILDING AND NEIGHBORHOOD COMPLIANCE DEPARTMENT**

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11805 SW 26TH STREET, EXECUTIVE OFFICES  
MIAMI, FLORIDA 33130-1563  
T (786) 315-2332 F (786) 315-2929

## **ADVISORY MEMO**

**TO: ALL BUILDING OFFICIALS IN MIAMI-DADE COUNTY**

**FROM: Charles Danger, P.E., Director  
Miami-Dade County Building and Neighborhood Compliance Department**

**DATE: November 24, 2010**

**SUBJECT: Forty Year Recertification of Buildings and Components**

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In accordance with Section 8-11(f) of the Miami-Dade County Code all buildings and structures (except single-family residences, duplexes and minor structures), shall be recertified when such buildings or structures have been in existence for forty (40) years or longer. Subsequent recertification shall be required at ten (10) years intervals thereafter.

Building Officials are responsible for obtaining the necessary age information of buildings and structures within their respective jurisdiction and for notifying property owners at such time building and structures are due recertification. The Miami-Dade County Property Appraiser's Office will assist you with ordering and obtaining a list of buildings which require recertification beginning in 2011. This streamlining measure is intended to accelerate and improve the process of Owner notification by the Building Official.

Please contact the Property Appraiser's Public Service section at 305-375-1205 to request building records. Alternatively, you may submit a request via e-mail in order to obtain the necessary building records at the following site, <http://www.miamidade.gov/pa/email/form.asp>.

Should you have any questions, please contact Michael Goolsby at (786) 315-2508.

**MIAMI-DADE COUNTY  
OFFICE OF THE INSPECTOR GENERAL**

**EXHIBIT 4**

**Warning Notice Issued by the City of Miami Building Department  
in or around November 1975 for 73 W. Flagler Street (the Dade County Courthouse)  
(1 page)**

**OIG REPORT**

***Review of the Dade County Courthouse and the  
40/50 Year Recertification Requirement***

**IG15-06**

# City of Miami, Florida



BUILDING DEPARTMENT  
3319 PAN AMERICAN DRIVE  
33133

OWNER, AGENT, OR OCCUPANTS

73 W. FLAGLER ST.

Re: 0111-50-1060-5

## WARNING

THE CERTIFICATE OF OCCUPANCY FOR THIS BUILDING HAS BEEN REVOKED BY THE CITY OF MIAMI BUILDING OFFICIAL IN ACCORDANCE WITH THE PROVISIONS STATED IN SECTION 104.9 OF THE SOUTH FLORIDA BUILDING CODE.

THIS STRUCTURE MUST BE INSPECTED BY A PROFESSIONAL ENGINEER OR ARCHITECT, REGISTERED IN THE STATE OF FLORIDA, CERTIFYING THAT THE BUILDING IS SAFE FOR CONTINUED OCCUPANCY.

A STRUCTURAL EVALUATION REPORT MUST BE SUBMITTED TO THE CITY OF MIAMI BUILDING DEPARTMENT IMMEDIATELY.

UNOCCUPIED STRUCTURES ARE NOT EXEMPT FROM THIS ORDER.

FOR FURTHER INFORMATION, CONTACT THE CITY OF MIAMI BUILDING DEPARTMENT AT 579-6839.

R. E. Ferencik, P.E.  
Director, Building Department

Per:

  
Chief Codes Compliance Inspector

\_\_\_\_\_  
Date



**MIAMI-DADE COUNTY  
OFFICE OF THE INSPECTOR GENERAL**

**EXHIBIT 5**

**Letter from the City of Miami Building Department to the County  
Dated December 15, 1975  
(1 page)**

**OIG REPORT**

***Review of the Dade County Courthouse and the  
40/50 Year Recertification Requirement***

**IG15-06**

# City of Miami, Florida



BUILDING DEPARTMENT  
3319 PAN AMERICAN DRIVE  
93133

December 15, 1975

Metropolitan Dade County  
General Services Administration  
Architectural Division  
1351 NW 12 Street  
Miami, Florida 33125

Attention: Alf O. Barth

Re: Forty Year Old Building Recertification  
Dade County Courthouse

Dear Mr. Barth:

In response to your letter concerning the structural recertification of the Dade County Courthouse, be advised.

On Friday, December 12, 1975, I spoke to Mr. Herbert Schwartz, P.E. who conducted the last structural evaluation of the Courthouse building. Mr. Schwartz informed me that the structural evaluation was limited in nature and that he did not feel that his report would satisfy the Metropolitan Dade County Ordinance 75-34.

Mr. Schwartz indicated that he was going to contact you personally and explain the limitations placed on his original report. If you desire additional information concerning this matter, please contact this office at 579-6839.

Very truly yours,

Robert E. Ferencik, P.E.  
Director, Building Department

REF:KWG:gdf

Per:

*K. W. Gordon*  
K. W. Gordon  
Chief Codes Compliance Inspector

cc: Director's file  
Certificate of Use file  
Reading file

This copy for

**MIAMI-DADE COUNTY  
OFFICE OF THE INSPECTOR GENERAL**

**EXHIBIT 6**

**Letter from Miami-Dade County to the City of Miami**

**Dated January 14, 1976**

**(1 page)**

**OIG REPORT**

***Review of the Dade County Courthouse and the  
40/50 Year Recertification Requirement***

**IG15-06**



Folio = 01-010050 1060 51

115 A - 115 N Dade County Court House  
Miami North

Page 17 of 25

## METROPOLITAN DADE COUNTY • FLORIDA

NINTH FLOOR - JUSTICE BUILDING  
1351 NW 12TH STREET  
MIAMI, FLORIDA 33125  
TEL. 377-7911

GENERAL SERVICES ADMINISTRATION  
ARCHITECTURAL DIVISION

January 14, 1976

Mr. Kevin Gordon, Code Compliance Officer  
City of Miami, Building Department  
3310 Pan American Drive  
Miami, Florida 33133

Re: County Courthouse, 73 W. Flagler St.

Dear Mr. Gordon:

Your notice regarding recertification of the above building has recently been brought to my attention, after having left your office on November 24, 1975 and received here on November 26.

We are taking immediate steps to obtain the services of professional engineer consultants to comply with your request for recertification. We will make every effort to complete the report within 90 days of the date of this letter.

Very truly yours,

  
Alf O. Barth  
County Architect

AOB:HRL:gs

cc: William Hampton, County Manager Assistant  
William Bird, Dir., G.S.A.  
Thomas Black, Construction Control Supervisor  
Jack Olson, G.S.A. Building Maintenance Adm.  
Charles K. Lonsdale, Assistant County Architect  
Herman Lichtman, G.S.A. Project Manager

**MIAMI-DADE COUNTY  
OFFICE OF THE INSPECTOR GENERAL**

**EXHIBIT 7**

**Report and Recommendations for the *Renovation of the Dade County  
Courthouse* Prepared by Architects: M.C. Harry and Associates,  
And Consulting Engineers: Brill-Heyer Associates and VTN Incorporated  
Dated June 15, 1979. Exhibit Includes:**

**Cover Pages**

**Table of Contents**

**Introduction and Overview**

**Summary of Recommendations**

**Chapter 3 Structural**

**References**

**(19 pages)**

**OIG REPORT**

***Review of the Dade County Courthouse and the  
40/50 Year Recertification Requirement***

**IG15-06**

REPORT AND RECOMMENDATIONS FOR THE

# RENOVATION OF THE DADE COUNTY COURTHOUSE

G.S.A. No. 556067

**ARCHITECTS:**

**MILTON CARLISLE HARRY AND ASSOCIATES**

**CONSULTING ENGINEERS:**

**BRILL-HEYER ASSOCIATES**

**VTN INCORPORATED**

JUNE 15, 1979

*JUP.*

**ARCHITECTS:**

**MILTON C. HARRY AND ASSOCIATES**

EVERETT H. JENNER

PROJECT MANAGER

JAMES W. PIERSOL

PROJECT ARCHITECT

**CONSULTING ENGINEERS:**

**BRILL - HEYER ASSOCIATES**

EDWIN F. HEYER

STRUCTURAL ENGINEER

**VTN, INC.**

JOHN M. HEFLY

MECHANICAL ENGINEER

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# 1. INTRODUCTION & OVERVIEW

# OVERVIEW

This report compiles the results of a four month program of research, investigation, and field testing into the present condition of the structural and architectural cladding of the Dade County Courthouse. The main thrust of this work was to develop recommendations relative to restoration of the exterior of the building along with selected areas of interior and mechanical renovation.

In preparation for this study, the restoration team and involved County officials visited the recently restored Los Angeles City Hall, which is larger but similar in many respects to the Dade County Courthouse, having been built the same year and with similar materials and profile. Our later research determined, however, that the construction systems and causes of failure were different, and thus, the solutions utilized to restore the terra cotta on the Los Angeles City Hall proved to be invalid for the Dade County Courthouse.

Current literature and research on terra cotta restoration was also collected and studied. It was found that the experts in the restoration field recommended that the terra cotta problems of a particular building be individually examined and evaluated since the deterioration and failure of terra cotta could result from a wide range of causes.

A multi-disciplinary testing program was developed to study the terra cotta damage and experiment with system of repair. The program included pachometer plotting of concealed structural elements, strain gauge and movement monitoring, various laboratory tests, selected terra cotta removal for exploration and study, and experimental terra cotta replacement and repair techniques.

The results of the testing program on the Courthouse confirmed the hypothesized

causes of the terra cotta failure and developed a relatively conservating system of structural repair and economical alternative methods for restoring the aesthetic and/or waterproof qualities of the glaze.

## **SUMMARY OF RECOMMENDATIONS**

### **Structural**

The structural steel frame, floor system, and foundations were found to be in good condition. No specific work is anticipated other than miscellaneous cleaning, patching, and painting of exposed structural members in conjunction with other work.

### **Terra Cotta**

The testing program confirmed that the terra cotta cladding is not being properly supported at each shelf angle causing a build-up of stresses leading to eventual cracking. The shelf angle was also found to be discontinuous around the building corners and at the facade offsets, resulting in major structural cracks in each case. Therefore, the repair involves re-establishing the shelf angle support by installing two 3" diameter shear keys per tile at each floor and then the installation of a control joint directly below.

The majority of the terra cotta can be restored with a steam cleaning and new sealer. The tiles that are cracked or spalled beyond repair will be replaced with new terra cotta. A sprayed coating was developed during the testing program that can simulate the appearance of the terra cotta glaze to repair the highly ornate terra cotta pieces that would be too costly to replace.

### **Glazing**

All of the windows of the Courthouse should be eventually replaced, utilizing

new aluminum frames with an anodized or ESP finish to match the pyramid roof and glazed with dark gray tinted glass. The scale and pattern of the existing muntins will be retained. The new windows, especially in the tower area, may be deferred until Program III, pending availability of chilled water for central air conditioning and the vacating of floors in conjunction with the moving of the administrative functions to the new County Administration Building.

#### Roofing

All flat roofs should be reroofed and rigid insulation installed. The new roof deck will be designed for the potential future installation of a durable wearing surface, e.g., tile pavers. A metal roof such as zinc or stainless steel is recommended as the most durable and aesthetically appropriate roofing material for the pyramid and should be gray or silver in color. The new antenna supports and related Telecommunications equipment should be installed in conjunction with the pyramid reroofing.

#### Rainwater Leaders and Water Tank

The repairs to the rainwater leaders should await the interior restoration phase since no serious leaks exist at this time. The water tanks should be lined with new "plastic bags" and provided with new permanent tops.

#### Lobby

The renovation to the lobby should restore it to its original physical configuration and upgrade the architectural ambiance with the finishes appropriate to the judicial function. These renovations will require recapturing the opening to the second floor lobby at the elevator foyer. As this construction would disrupt the County Commission activities, this restoration should be deferred until the Commission moves into the new County Administration Building in about

four years.

#### Telecommunications

Renovation work required to upgrade and expand the Telecommunications Facility located in the pyramid of the Courthouse was advanced ahead of the major exterior renovation of Program II to meet internal County Deadlines. The 26th floor expansion is now underway and the pyramid rehabilitation which includes new access and antenna supports is awaiting final approval prior to beginning contract documents.

#### Air Conditioning

A survey of the various unrelated systems of air conditioning throughout the Courthouse and load studies were completed as part of this study. Ultimately the Courthouse will be tied into the new Government Center Central Chiller Plant and require roughly 900 tons of capacity. Since the proper solution of central air conditioning of the tower area must await the interior renovations of Program III, an interim solution may be justified. The interim solution would utilize new commercial "condensate free" window air conditioning units installed in the new window frames. The cost of \$90,000 of this interim solution must be weighed against the time schedule of Program III interior renovations. If these renovations are planned within the next three years, then it is recommended that the tower windows and air conditioning system remain unchanged until the interior remodeling can be initiated.

#### Sequence and Costs

While all of the above recommendations are considered necessary, they will not be done at the same time, due to many interrelated schedules of demand, the

completion of the Government Center Central Chiller Plant, and County Administration Building. The "shopping list" of repair and restoration items and suggested options for the scope of the work for Program II is outlined in Chapter 11.

# 3. STRUCTURAL

Existing

Recommendations



## STRUCTURAL CONDITIONS

The original design drawings furnished provide plans, elevations, and typical details of construction but, as was the practice in that time, the drawings do not provide much in specific structural data. No shop drawings or as built drawings are known to be available.

The basic structure of the building was examined where possible. The steel structural frame of the building is encased in concrete and the exterior is covered with the terra cotta tile facing. The only locations on the inside of the building where the basic steel structure is visible are in the basement, on some of the upper unused floors, and in the upper pyramid. The previous studies by Schwartz, and Noble (see References), were reviewed, and their reported conditions were evaluated in the field inspections.

A fairly extensive survey of the structural elements visible in the basement and the upper levels was accomplished on walk-through visits. Openings were made in two locations from inside to expose the wind bracing.

From scaffolding erected on the seventh floor terrace, the exterior wall construction was inspected through holes ranging from full tile removal to 4" core drillings. Shelf angles for support of the exterior tile were observed and sampled at several locations for lab analysis.

Pachometer tests were conducted on the walls at the scaffolding to determine location of steel ties and steel shelf angles. Additional similar tests were conducted to size and locate rebars in the 26th floor slab and in some of the pyramid framing.

Strain relief gauges were installed at select locations on the exterior tile wall near the scaffolding. The gauges were monitored through various ambient conditions and during tile removal to determine existing tile stress.

The following structural evaluation of existing conditions is based upon the data accumulated as described above, from the original drawings, review of previous reports, and walk-through inspections.

## **EXISTING**

### **A. Foundations**

There is no visible indication of any building problems that can be attributed to recent foundation movement or distress. The foundations, which are not easily inspected, are reported to be the unreinforced pedestal type of massive concrete. Old reports indicate significant foundation settlement occurred during and immediately following construction. This settlement was stopped, and apparently effectively controlled thereafter, by underpinning.

### **B. Structural Frame**

The drawings indicate that the building was detailed in steel with columns built up of steel angles and plates. The interior horizontal framing members are steel beams. The exterior horizontal framing members are built up steel beams. Steel knee braces, top and bottom at each floor, provide wind bracing in the exterior walls. All of the steel frame except the wind bracing angles is encased in concrete for fire protection.

At several locations in the basement and in the elevator shaft, concrete or masonry encasement has been removed or broken away, exposing the steel frame. Wherever it was possible to visibly inspect the steel framing and wind bracing, the steel appeared to be in excellent condition.

### C. Floor Framing

The floor systems appear to be a concrete joist and slab system common in that era of the building construction wherein the joists were formed between hollow clay tile. The tiles were left in place and finished on the bottom to form ceilings. There have been problems with joist bottom spalling from rusting of rebar. This condition appears to have been extensive in the floors above level 20. Some of the upper floors have been repaired during the last ten years utilizing new in place beams and joists cut into the original system.

The drawings indicate that the joists framing the floor at the 26th level were reinforced using either a 3/4" or 7/8" diameter bar in alternate joists. The pachometer testing verified that the bars used were as specified.

### D. Bracing and Miscellaneous Steel

The wind bracing in the exterior walls is made up of pairs of angles bolted to gussets on columns and fascia beams. The bracing forms open vertical "K" spaces on both sides of each exterior column. This bracing is located in the void space between the terra cotta facing panels and the clay tile interior closure walls. At every location observed, the angle bracing did not appear to be rusted and appeared to be in good condition.

The framing for the stepped pyramid-shaped, upper section consists of steel corner frames supporting the concrete steps. The steel frames appear to be in reasonably good condition. Leaks in the roof have permitted water to run down the steel frames and begin rusting in many locations. No location of significant structural loss due to rusting was observed.

## RECOMMENDATIONS

### A. Foundations

No work is anticipated on the existing foundations at this time. If significant additional load is added to the structure by the modification design, the affected foundations will be checked for capacity.

### B. Structural Frame

At locations where the basic steel framing has been exposed, the masonry or concrete protecting coating should be replaced. These repairs are minor and scattered. Some of these repairs are being accomplished by routine staff maintenance operations.

In the basement, the more prevalent cracks occur in columns in or adjacent to the west wall. The structural slab over the ramp on both east and west sides has cracks plus old and current spalls. Many of the spalls have been repaired recently by staff.

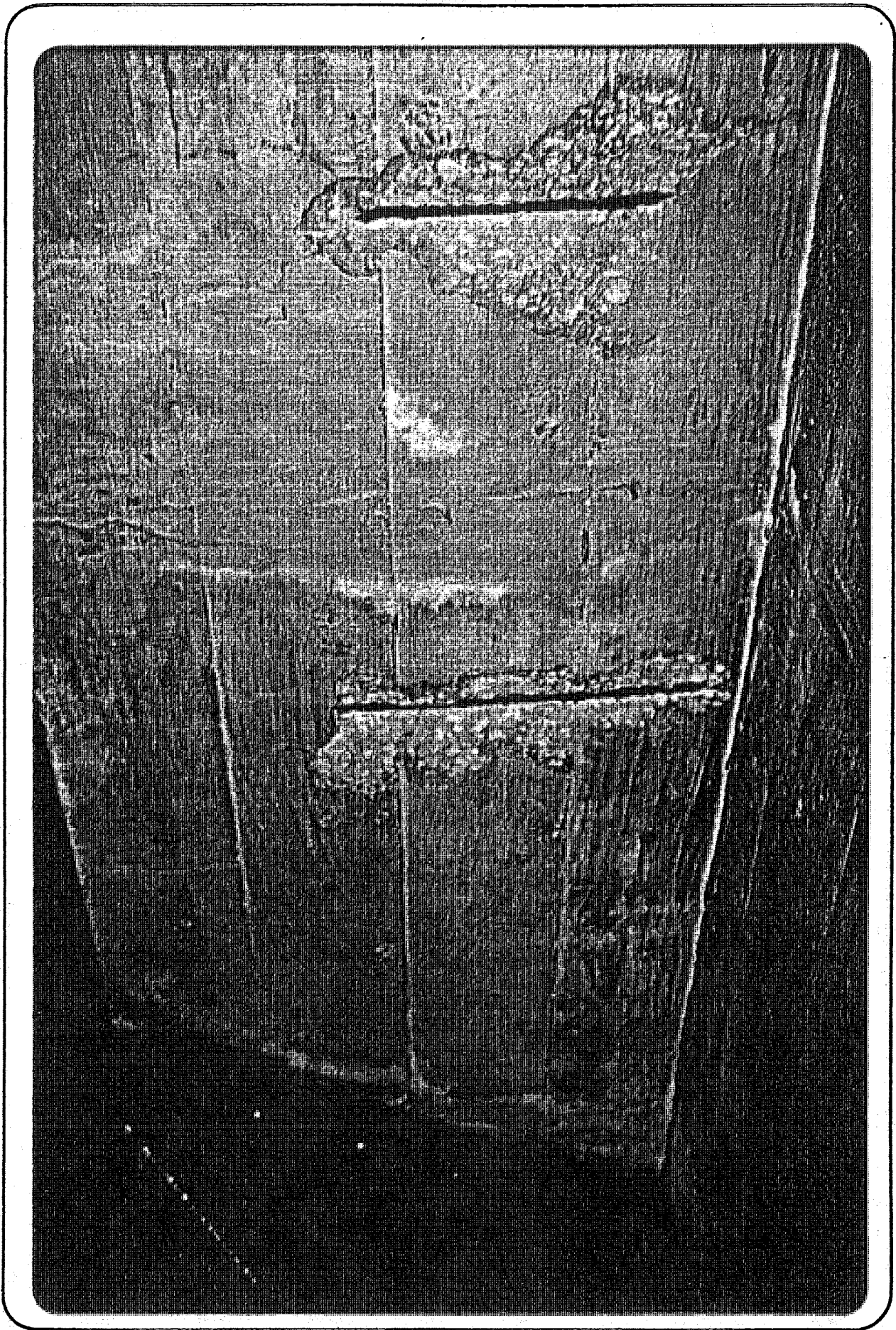
### C. Floor Framing

No repairs to floor framing or modifications to floor structural systems are contemplated in this phase of the work. Whenever in any work areas the floor system is exposed, it will be examined for apparent defects. If on any floor significant new loadings are required, the system will be reviewed for capacity.

### D. Bracing and Miscellaneous Steel

Wherever work areas are opened and structural steel elements are exposed, those elements will be examined for rusting or defects. Any such rusting or defect will be repaired. All exposed steel will be cleaned and coated with a rust inhibiting paint.

The steel frame work in the pyramid area will be closely examined and cleaned after roofing repairs eliminate present leaks. All rusting will be cleaned. Loosened concrete adjacent to the frames will be chipped away. Defects, if any, will be repaired and the entire frame will be treated and coated with a rust inhibiting paint system.



SPALLED CONCRETE AT PYRAMID

Antenna Systems Engineering, Co. "Proposal, Dade County Courthouse Window Antennae System," 1979. (Unpublished).

"Historic Terra Cotta Tower Gets \$9 Million Face Lift [Woolworth Building, New York]," Engineering News Record, July 27, 1978.

Noble, M. and Associates, Consulting Engineers. "Report on Dade County Courthouse Roof and Telecommunications Antennae Mounts," February, 1978. (Unpublished).

Plecnick, Joseph M. "Expoxie Repair of Structures," presented at August 1976 International Symposium on Earthquake Structural Engineering, St. Louis, Missouri.

Prudon, Theodore H. M., Restoration Architect, The Ehrenkrantz Group. "Architectural Terra Cotta: Analyzing the Deterioration Problems and Restoration Approaches," Technology and Conservation, March, 1978.

"Recipes for Baked Earth," Progressive Architecture, November, 1977.

Soto, Keith E., University of Florida, College of Architecture, Historic Preservation. "Inventory: Dade County Courthouse." (Unpublished).

Schwartz, Herbert M. and Associates, Consulting Engineers. "Investigation and Report of Dade County Courthouse for Metropolitan Dade County, Florida," November, 1974. (Unpublished).



\_\_\_\_\_. "Structural Investigation and Report, Dade County Courthouse, for Metropolitan Dade County," November, 1976. (Unpublished).

VTN, Inc. "Investigative Report of Site Expansion for Courthouse Communication Center, for Metropolitan Dade County, GSA, Telecommunications Division," December, 1978. (Unpublished).

\_\_\_\_\_. "Report to Corps of Engineers on Los Angeles Courthouse Restoration." (Unpublished).

Warner, J. "Restoration of Earthquake Damaged Concrete and Masonry," presented at the Fifth World Conference on Earthquake Engineering, Rome, 1973.

\_\_\_\_\_. "Ventura City Hall Restoration," presented at ASCE Annual and National Environmental Engineering Convention, October, 1974.



# MIAMI-DADE COUNTY OFFICE OF THE INSPECTOR GENERAL

## EXHIBIT 8

### Composite Exhibit of Correspondence Regarding Structural Investigation/Repairs and 40 Year Recertification:

1. Letter from M.C. Harry & Associates Dated June 26, 1987 (1 page)
2. Memo to File by M.C. Harry & Associates Dated July 6, 1987 (1 page)
3. Letter from M.C. Harry & Associates to County GSA Dated July 7, 1987 (1 Page)
4. Metropolitan Dade County A/E Work Order #WO12 Dated July 9, 1987 (1 Page)
5. Memo from M.C. Harry & Associates to County GSA Dated July 15, 1987  
Regarding Column Repair in the Basement, and Including  
Memorandum Dated June 22, 1987 and Photographs (7 Pages)
6. Letter from M.C. Harry & Associates Dated October 12, 1987 (2 Pages)
7. Quick Message to James Piersol from County GSA (1 Page)

(Total of 14 pages)

## OIG REPORT

*Review of the Dade County Courthouse and the  
40/50 Year Recertification Requirement*

**IG15-06**

M. C. Harry  
& Associates, Inc.  
Architects  
Engineers  
Planners.

2780  
S.W.  
Douglas  
Road.  
Miami,  
Florida.  
33133.  
(305) 445-3765

June 26, 1987

Mr. Steve Haber  
GSA/CMD  
111 N.W. 1 Street  
Miami, FL 33128-1988

Re: Dade County Courthouse  
CSF Interface - Phase One  
GSA #2501-025  
Structural Investigation

Dear Mr. Haber:

You apparently misunderstood the intent of my recent letter of May 13, 1987. The purpose of my letter was to simply document the fact that we had all agreed to commence the required investigation in advance of receipt of the required Work Order. As I advised you by telephone, we did encounter some delay in commencing this investigation, because our original project structural engineer, Ed Heyer, was hospitalized.

We have subsequently commenced this investigation under the direction of O.J. Jorgensen, P.E., our Structural Engineer. We have made two site inspections, taken photographs, and studied available structural as-built drawings. We have discussed these with you and are submitting our preliminary findings and recommendations under separate cover.

In the meantime, please expedite the preparation of the required Work Order (requested in March) so that fee payments are not delayed.

Sincerely,

M.C. HARRY & ASSOCIATES, INC.

  
James W. Piersol, A.I.A.  
Vice President

JWP/jp

# MEMORANDUM

M. C. Harry  
& Associates, Inc.  
Architects  
Engineers  
Planners.

2780  
S.W.  
Douglas  
Road  
Miami,  
Florida  
33133  
(305) 445-3765

DATE: July 6, 1987  
TO: File  
SUBJECT: Dade County Courthouse Renovations  
40 Year Certification

Narinder Jolly called this afternoon to request a proposal for A/E services related to providing the required architectural and structural survey and certification required for all buildings within the City of Miami that are over 40 years old. Narinder stated that he had obtained a proposal from one of the current "open end" architects, but felt we were still the most appropriate firm to obtain the certification from, "if we could handle it".

James Piersol stated this would be a relatively simple task, especially if Brill-Heyer could perform the survey. It should not affect our current commitments to the Civil Courts.

Fee proposal due no later than Friday, July 10, 1987.

## Follow-up:

1. James Piersol called Larry Brill July 6, 1987: Larry will call Ed Heyer and get back as soon as possible. James Piersol spoke to Ed Heyer on July 8, 1987; Ed says there is a 10-20 page form. Engineering services will be approximately \$2-3,000 @ \$100/hour.
2. James Piersol called O.J. Jorgensen on July 7, 1987: Jorgy says it requires an eight page form and 2-3 day survey of visible structure and windows. Budget approximately 40 manhours (40 x \$65 = \$2,600).
3. James Piersol called Narinder Jolly July 8, 1987: We will do both basement column work and survey for lump sum of \$5,000 (Ed Heyer will accept lump sum of \$2,500).

COPIES:  
Tom Carlson  
June Goodenow  
Milton Harry

JWP/jp

M.C. HARRY & ASSOCIATES, INC.

By: James W. Piersol, A.I.A.

July 7, 1987

Mr. Narinder Jolly  
GSA/CMD  
111 N.W. 1 Street  
Miami, FL 33128-1988

M. C. Harry  
& Associates, Inc.  
Architects  
Engineers  
Planners.

2780  
S.W.  
Douglas  
Road.  
Miami.  
Florida.  
33133.  
(305) 445-3765

Re: Dade County Courthouse  
40 Year Certification Survey

Dear Mr. Jolly:

In response to your request, we have reviewed the tasks required to execute the structural and building certification required in all buildings over 40 years old. The task requires that a Registered Architect and/or Registered Structural Engineer make visual surveys of the entire building (exterior and interior), noting any visible structural deficiencies or problems, and conditions of exterior building envelope (doors, windows and roof). A standard multi-page form is completed, and required to be signed and sealed by the Registered Professionals making the survey. Each building over 40 years old is required to be re-inspected every five years.

Our survey team will include Brill/Heyer Associates. Ed Heyer and his team were our structural consultants for the Courthouse exterior structural restoration started in 1979. They have been responsible for numerous similar surveys and restoration projects throughout South Florida, including recent surveys of the Freedom Tower. We will, of course, take full advantage of our previous Courthouse surveys, reports and recommendations in the preparation of this report.

As you are aware, we have begun related survey work and will be developing repairs to five of the spalled basement columns under the current heat exchanger construction contract. We have reviewed our expenditures to date for that task, and are pleased to offer to complete both tasks (design/inspection of repairs for basement columns, plus the certification survey) for a lump sum fee of \$5,000.00. (We had previously estimated \$3,900 for the basement work alone. See our proposal of 3/17/87).

Be advised that The City of Miami typically notifies the Owner, assigns an "I.D." number, and requires a letter from the Owner before they will release forms and set up review files. If the City has not yet notified the County, then we will most likely need a letter from the County advising the City of your intent.

We are continuing on the basement repairs and will await your authorization to proceed with the certification survey.

Sincerely,

M.C. HARRY & ASSOCIATES, INC.



James W. Piersol, A.I.A.  
Vice President

JWP/jp

cc. Ed Heyer

METROPOLITAN DADE COUNTY, FLORIDA



GSA CONSTRUCTION MANAGEMENT DIVISION

Suite 2420, 111 N.W. 1 St. Miami, FL. 33128-1988

METRO-DADE CENTER

PH: (305) 375-4400

A/E WORK ORDER # WO 12 For Consulting Services

Page 1 of 1

To: M. C. Harry & Associates  
2780 S.W. Douglas Road  
Miami, Florida 33133

Date: July 9, 1987

Project Name: DADE COUNTY COURTHOUSE/CENTRAL SUPPORT FACILITIES INTERFACE - PHASE I

Index Code: 215251 - 9406

GSA Project No: 2501-024

YOU ARE HEREBY AUTHORIZED TO PROCEED WITH THE FOLLOWING SERVICES:

B  Basic Services, Through Phase - \_\_\_\_\_,

A  Additional/Reimbursable Services - Described Below,

1. Provide all services required to perform the forty (40) year structural certification of the Dade County Courthouse, in accordance with your proposal dated July 7, 1987 (attached)
2. Provide all services required to investigate, recommend corrective action and provide a cost estimate for structural repairs to spalled columns in the basement.

in Accordance with Article Modification No. 6, Item B.4 of the Agreement.

This work to be completed and submitted for review on or before A.S.A.P. (date).

Payment for these services shall be in accordance with Article 2.02, 2.02A, 5.02B of the Agreement.

Total Allocated Construction Funds . . . . .	\$	<u>490,000.00</u>
Consultant's Est. of Total Probable Construction Cost Incl. Cont. Allow. . . . .	\$	<u>470,000.00</u>
Cont. Allow <u>\$25,000</u> Approved Alternates <u>1</u> for <u>\$2,150</u>		
Construction Contract Amount Incl. Cont. Allow. . . . .	\$	<u>487,850.00</u>

	Basic Services	Addn'l Serv.	Total
Estimated Total Fee (Fixed) )	\$ <u>0.00</u>	\$ <u>74,500.00</u>	\$ <u>74,500.00</u>
Fee Authorized Thru This W.O. (100%) )	\$ <u>0.00</u>	\$ <u>74,500.00</u>	\$ <u>74,500.00</u>
Less Fee Previously Authorized . . . . .	\$ <u>0.00</u>	\$ <u>69,500.00</u>	\$ <u>69,500.00</u>
Fee Authorized This Work Order (not to exceed)	\$ <u>0.00</u>	\$ <u>5,000.00</u>	\$ <u>5,000.00</u>

**NOTE TO CONSULTANT:**

Please sign and return original to Construction Management Division and keep copy for your file.

**Distribution:**

- Original to CMD Project File
- cc: Art Coordinator (Phase V Only)
- GSA/CMD Project Control Section
- CMD File (Adm. Proj. # \_\_\_\_\_)
- Other:

Submitted Steve Haber 7/21/87  
Name: Steve Haber, Project Manager

Recommended Narinder S. Jolly  
Name: Narinder S. Jolly, Director, GSA/CMD

Approved Victor J. Monzon-Aguilera  
Name: Victor J. Monzon-Aguilera, Director, GSA

Accepted \_\_\_\_\_  
Consultant: Jim Piersol, M. C. Harry & Associates

# MEMORANDUM

JP

M. C. Harry  
& Associates, Inc.  
Architects  
Engineers  
Planners.

2780  
S.W.  
Douglas  
Road,  
Miami,  
Florida.  
33133.  
(305) 445-3765

DATE: July 15, 1987  
TO: Steve Haber  
SUBJECT: Dade County Courthouse  
CSF Interface - Phase One  
Column Repair in Basement

Attached for your records is a memo prepared by our Structural Engineer, O.J. Jorgensen, P.E., and photographs of representative conditions to columns A-2 through A-6 in the basement of the Courthouse.

As agreed, we have issued a \$500.00 CPR to C. Tarafa Contracting for exploratory removal of the spalled concrete. Upon removal of the concrete fireproofing, we will again inspect these columns and develop the appropriate repair of the steel. We will continue to keep you informed accordingly.

COPIES:  
O.J. Jorgensen

M.C. HARRY & ASSOCIATES, INC.

By: James W. Piersol, A.I.A.



JWP/jp

Attachment

22 June 1987

M. C. Harry & Associates  
2780 S. W. Douglas Road  
Miami, FL 33133

Re: Dade County Court House  
Columns below grade  
PRELIMINARY REPORT

Gentlemen:

On June 17, 1987 and June 18, 1987 we inspected the columns in the basement of the subject building. Building Superintendent Andrade helped with the second inspection. It was impossible to check all columns as some were barricaded in crawl spaces or otherwise inaccessible, but in general all the columns on the east and west walls have some degree of deterioration.

The second column to the south of the west entrance was studied to the extent possible and it was found that the concrete fireproofing had spalled to an extent that made it unrepairable by any other than the gunite method, and that the structural steel column members had lost as much as one-half of the sectional area at the flange. This presents a serious structural deficiency and demands prompt attention.

The mechanical work now being done in this area will prevent further investigation and repair until the men have finished and departed, since further investigation must involve destructive exploration, including chipping of concrete and steel, removal of debris and possible sandblasting. This work will have to be done before the engineers can determine the amount of repair required in each individual column or other structural member. We can see no way to determine the total scope of work or prepare an estimate for the cost of same before this exploratory work is done.

We will await your further instructions.

Sincerely,

  
O. J. Jorgensen, P. E.

OJas  
encl: photographs





COLUMN A5



COLUMN A5



**M.C. HARRY & ASSOCIATES, INC.**  
ARCHITECTS / ENGINEERS / PLANNERS  
8780 S.W. DOUGLAS ROAD SUITE 302  
MIAMI, FLORIDA 33133 (305)445-3785

DADE COUNTY COURTHOUSE  
BASEMENT COLUMN SURVEY  
JUNE, 1987





COLUMN A5



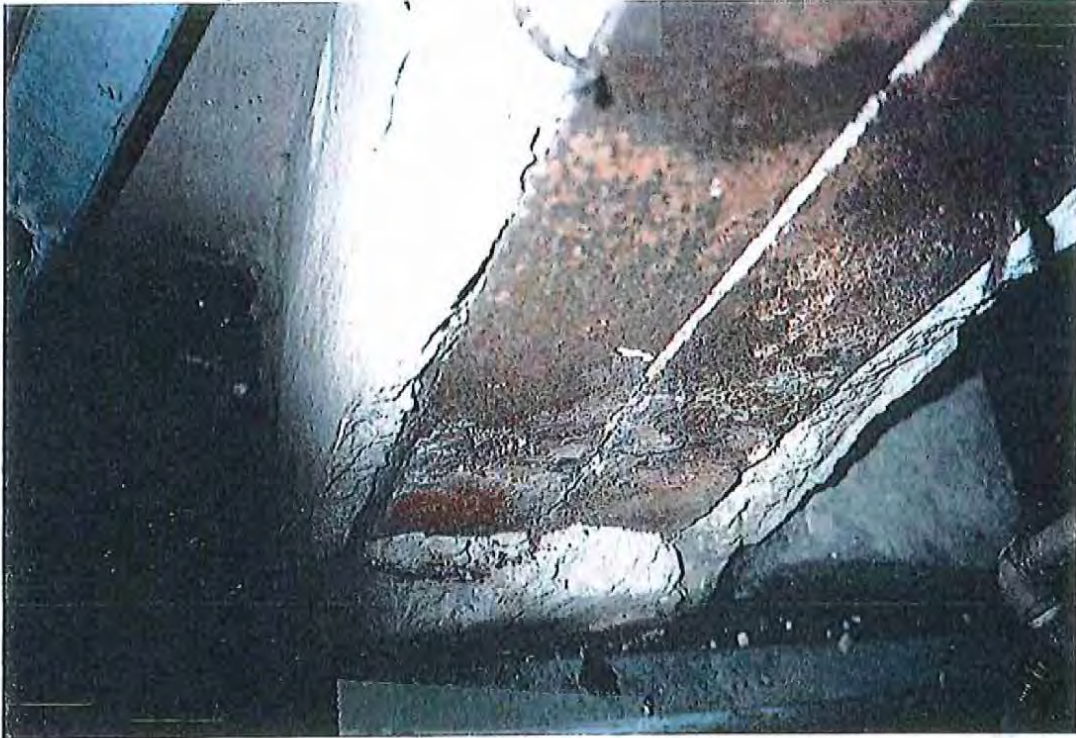
**M.C. HARRY & ASSOCIATES, INC.**  
ARCHITECTS / ENGINEERS / PLANNERS

8720 S.W. DOUGLAS ROAD  
MIAMI, FLORIDA 33133

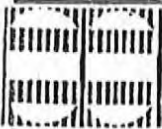
SUITE 302  
(305) 446-3785

DADE COUNTY COURTHOUSE  
BASEMENT COLUMN SURVEY  
JUNE, 1987





COLUMN A5



**M.C. HARRY & ASSOCIATES, INC.**  
ARCHITECTS / ENGINEERS / PLANNERS

8780 S.W. DOUGLAS ROAD  
MIAMI, FLORIDA 33133

SUITE 302  
(305)448-3785

DADE COUNTY COURTHOUSE  
BASEMENT COLUMN SURVEY  
JUNE, 1987

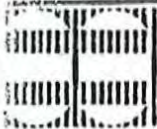




COLUMN A2



COLUMN A3



**M.C. HARRY & ASSOCIATES, INC.**  
ARCHITECTS / ENGINEERS / PLANNERS

8700 S.W. DOUGLAS ROAD  
MIAMI, FLORIDA 33123

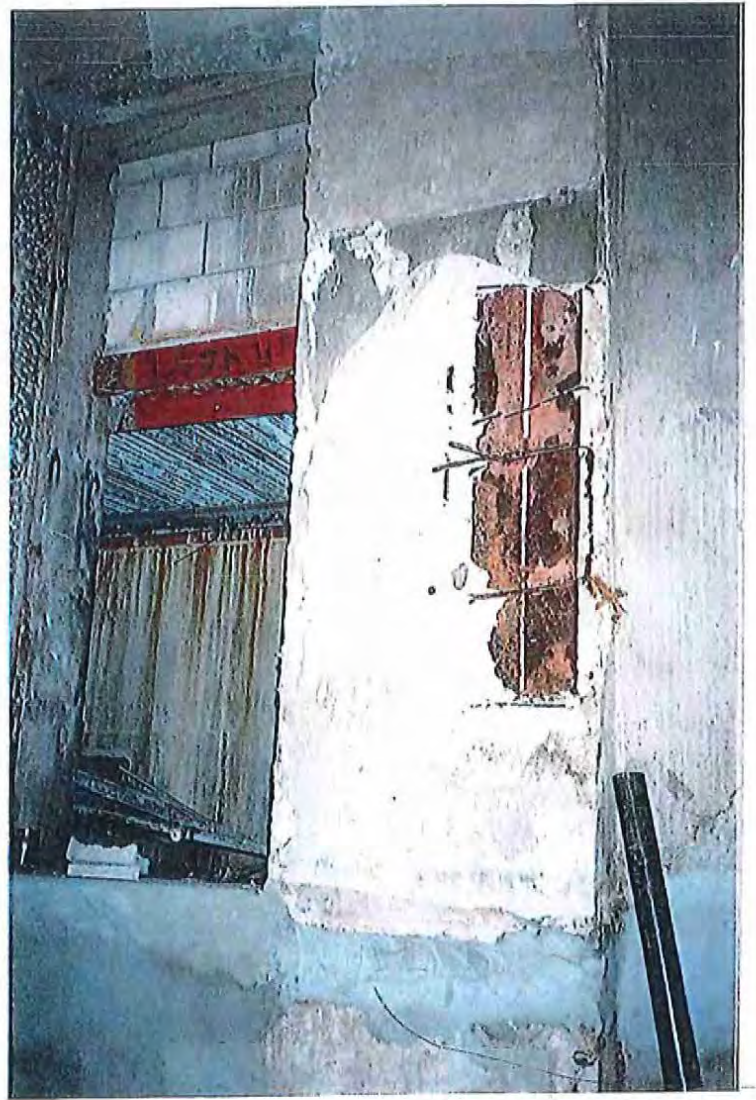
SUITE 302  
13053448-3788

DADE COUNTY COURTHOUSE  
BASEMENT COLUMN SURVEY  
JUNE, 1987





COLUMN A5



COLUMN A2



**M.C. HARRY & ASSOCIATES, INC.**  
ARCHITECTS / ENGINEERS / PLANNERS

8780 S.W. DOUGLAS ROAD  
MIAMI, FLORIDA 33133

SUITE 302  
(305) 445-3785

**DADE COUNTY COURTHOUSE  
BASEMENT COLUMN SURVEY  
JUNE, 1987**

Milton  
Carlisle  
Harry  
and Associates  
Architects.

2780  
S.W.  
Douglas  
Road.  
Miami.  
Florida.  
33133.  
305/445-3765.

October 12, 1987

Mr. Steve Haber  
GSA/CMD  
111 N.W. 1st Street  
Miami, Florida 33128-1988

Re: Dade County Courthouse  
40 Year Certification Survey and Repairs to Basement Columns  
Work Order Request

Dear Mr. Haber:

After performing preliminary structural surveys at the Courthouse (as authorized by W.O. #12 dated July 19, 1987), we have recommended the following:

1. No further repairs or destructive analysis be made of the basement columns until after the 1987 Hurricane Season.
2. Additional Engineering Analysis and more complex detailing of repairs will be necessary requiring additional engineering fees.
3. Recertification can not be accomplished until the basement columns are repaired.

Acknowledging our recent telephone conversation, you are voiding Work Order #12 authorizing various tasks associated with the 40 year Structural Survey with the understanding that a replacement Work Order will be issued with a new project number, fund allocation designation and expanded authorization. We have expended approximately \$2,500 against the tasks described in Work Order #12. Tasks completed to date include the following:

BASEMENT COLUMNS:

1. Preliminary visual survey and report on basement columns by O.J. Jorgenson P.E. of M.C. Harry & Associates, Inc.
2. Directed C. Tarafa Construction in removal of portions of spalled concrete.
3. Conducted preliminary visual basement survey with Darlo Gonzalez, P.E. (Structural Engineer from Bill Heyer Associates).
4. Researched and obtained structural as-builts for preliminary engineering review.

Mr. Steve Haber  
October 12, 1987  
Page 2

5. Preliminary structural review and recommendation for wind load analysis (requiring additional engineering fees).

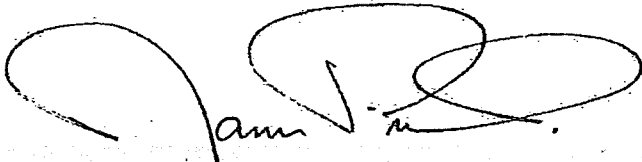
As noted in the attached letter from Ed Heyer, P.E., our project Structural Engineer, the basement columns have deteriorated more severely than initially assumed. We are therefore recommending that further structural analysis be authorized before any further remedial work is done. The original \$5,000 fee will be inadequate to perform this task. We therefore propose that the revised Work Order be issued for \$18,000. Our breakdown is as follows:

1. Preliminary Investigations and Surveys:	\$ 2,000.00
2. Meetings & Administration:	\$ 1,500.00
3. Structural Analysis & Detailing of Basement Repairs.	\$12,000.00
4. Assemble and document Certification Report:	<u>\$ 2,500.00</u>
Total:	\$18,000.00

Please note, these fees do not include tasks associated with bidding or construction administration, since the scope and duration is unknown at this time.

Sincerely,

M.C. HARRY & ASSOCIATES, INC.



James W. Piersol, A.I.A.  
Vice President

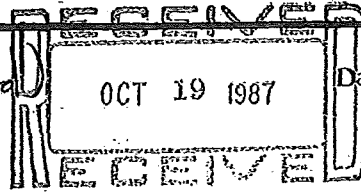
JWP/mec

cc: June Goodenow  
Tony Morejon  
Dario Gonzalez, P.E.  
E.F. Heyer, P.E.



QUICK MESSAGE

To: M.C. HARRY AND ASSOCIATES (ATTN: Jim Pierson)  
2780 S.W. DOUGLAS ROAD  
MIAMI, FLORIDA 33133



Date: Oct 9/87

RE: Project Name: D.C. COURTHOUSE / CSF INTERFACE  
PHASE I

M. GSA Project No: 2501-024

For Your:  Information  Review & Comments  Records

PLEASE VOID W/O NO 12 FOR THE "40 YEAR CERTIFICATION OF THE COURTHOUSE"

THIS WORK WILL BECOME A SEPERATE PROJECT FOR WHICH A NEW W/O WILL BE ISSUED.

NEW PROJECT NAME:

D.C. COURTHOUSE 40 YEAR STRUCTURAL CERTIFICATION

GSA PROJECT NO 2501-024

MILTON   
JIM

TOM \_\_\_\_\_

JUNE \_\_\_\_\_

LARRY \_\_\_\_\_

CHRON

PROJ \_\_\_\_\_

COPIES TO: FILE, PM

GSA Proj. 2501-024  
FILE # (CONSULTANT)

Sig:

Name: STEVE HABER, PROJECT MANAGER

10/9/87

**MIAMI-DADE COUNTY  
OFFICE OF THE INSPECTOR GENERAL**

**EXHIBIT 9**

**Report Entitled *Minimum Inspection Procedural Guidelines  
For Building Recertification* Regarding Actual Inspection Listed  
As Occurring on October 21, 1987, and as Performed by  
M.C. Harry and Associates, But Not Signed or Dated  
(7 pages)**

**OIG REPORT**

***Review of the Dade County Courthouse and the  
40/50 Year Recertification Requirement***

**IG15-06**



MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING RECERTIFICATION

1. Description of Structure:

- a. Name or Title Dade County Courthouse
- b. Street address 73 West Flagler Street
- c. Legal description \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- d. Owner's name Metro Dade County
- e. Owner's mail address 111 N.W. 1st Street, Miami, Fla 33128-1988
- f. Building Official Folio Number \_\_\_\_\_
- g. Building Code Occupancy Classification "G", type 1, Fire Zone 1
- h. Present use Civil Courthouse and County Offices
- i. General description, type of construction, size, number of stories, and special features.  
28 story steel frame with one way poured in place ribbed slab  
with filler tiles. Facade consists of precast terra cotta blocks.  
Stepped tower with offsets at 4th, 7th, 20th & 24th floors.
- j. Additions to original structure None  
\_\_\_\_\_  
\_\_\_\_\_

2. Present Condition of Structure:

- a. General alignment (note good, fair, poor, explain if significant)
1. Bulging None observed
2. Settlement None observed
3. Deflections None observed
4. Expansion None observed
5. Contraction None observed

- b. Portions showing distress (note beams, columns, structural walls, floors, roofs, other)
 

5 col's located in basement along retaining wall, south of W. drive-in ramp are badly rusted and in need of repairs (see attached)
- c. Surface conditions - describe general conditions of finishes, noting cracking, spalling, peeling, signs of moisture penetration & stains.
 

Terra cotta exterior cladding in good condition (exterior restoration completed in 1983 replaced many blocks, used expoxie injection for repairs and added expansion joints)
- d. Cracks - note location in significant members. Identify crack size as HAIRLINE if barely discernable; FINE if less than 1 mm in width; MEDIUM if between 1 and 2 mm in width; WIDE if over .2 mm.
 

All cracks were repaired in 1983 restoration. No new facade cracks were observed.
- e. General extent of deterioration - cracking or spalling of concrete or masonry; oxidation of metals; rot or borer attack in wood.
 

None observed, significant cracking on Terra cotta blocks was repaired in 1983.
- f. Previous patching or repairs See comments C, D, & E
- g. Nature of present loading - indicate residential, commercial, other estimate magnitude. Present loading is office use. Approx superimposed load = 50 psf. Basement used as storage approx basement superimposed load = 100 psf
- h. Availability of original construction drawings - location, description. Owner provided original black line structural dwgs as prepared by A-Ten-Eyck-Brown Architect in 1926.

3. Inspections:

- a. Date of notice of required inspection \_\_\_\_\_
- b. Date(s) of actual inspection Oct. 21, 1987
- c. Name and qualification of individual submitting inspection report: James W. Piersol, A.I.A Registered Architect FLA #8079  
O.L. Jorgensen, P.E. Registered Engineer FLA #10793
- d. Description of any laboratory or other formal testing, if required, rather than manual or visual procedures. -  
  
None required



e. Structural repair - note appropriate line:

1. None required \_\_\_\_\_
2. Required (describe and indicate acceptance) Repairs to rusted basement columns required. Repair has been detailed and is to be implemented by the Owner as soon as possible after 1987 hurricane season. (See 7c)

4. Supporting data:

- a. \_\_\_\_\_ sheets written data.
- b. \_\_\_\_\_ photographs. Available upon request
- c. Partial original construction drawings or sketches. Available upon request

5. Masonry Bearing Walls - indicate good, fair, poor on appropriate lines:

- a. Concrete masonry units Good Condition
- b. Clay tile or terra cotta units Good Condition
- c. Reinforced concrete tie columns None Observed
- d. Reinforced concrete tie beams None Observed
- e. Lintels In good condition
- f. Other type bond beams None Observed
- g. Masonry finishes - exterior: N/A
  1. Stucco \_\_\_\_\_
  2. Veneer \_\_\_\_\_
  3. Paint only \_\_\_\_\_
  4. Other (describe) \_\_\_\_\_
- h. Masonry finishes - interior: All finishes were observed in good condition
  1. Vapor barrier \_\_\_\_\_
  2. Furring and plaster \_\_\_\_\_
  3. Panelling \_\_\_\_\_
  4. Paint only \_\_\_\_\_
  5. Other (describe) \_\_\_\_\_

i. Cracks:

1. Location - note beams, columns, other None
2. Description \_\_\_\_\_  
\_\_\_\_\_

j. Spalling:

1. Location - note beams, columns, other None Observed
2. Description \_\_\_\_\_  
\_\_\_\_\_

k. Rebar corrosion - check appropriate line:

1. None visible None Observed
2. Minor - patching will suffice N/A
3. Significant - but patching will suffice N/A
4. Significant - structural repairs required (describe) N/A  
\_\_\_\_\_  
\_\_\_\_\_

l. Samples chipped out for examination in spall areas:

1. No X
2. Yes - describe color texture, aggregate, general quality \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

6. Floor and Roof Systems:

a. Roof:

1. Describe (flat, sloped, type roofing, type roof deck, condition)  
Flat built-up roof in good condition - (5 ply koppers coal tar system  
installed 1983). Pyramid roof re-roofed in 1983 with coated copper  
sheet - good condition.

Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of supports: Water tank @ 27th fl. supports in good condition - Wood was repaired and liner

Installed in 1983.

3. Note types of drains and scuppers and condition: Roof drains unclogged and in good condition.

b. Floor system(s):

1. Describe (type of system framing, material, spans, condition)

One way ribbed conc slab w/clay tile fillers. System where exposed and observed appears in good condition.

- c. Inspection - note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members. Performed walk thru inspection. Areas primarily open

for inspection are the basement and the upper 3 stories.

7. Steel Framing Systems:

- a. Description Typical steel frame w/ exterior knee wind bracing. Connections are riveted.

- b. Exposed Steel - describe condition of paint & degree of corrosion: Upper 3 stories have exposed structural steel painted and in good condition  
Minor surface rust observed @ 26th floor. Advised Bldg. Mgr. to paint w/"Rust-

0-Leum".

- c. Concrete or other fireproofing - note any cracking or spalling, and note where any covering was removed for inspection. Structural steel bms and col's are encased in conc. Basement col. along retaining wall So. & West  
of Ramp entrance badly rusted; minor cracking in cone encasing st'l bms @ 26th fl.

- d. Elevator sheave beams & connections, and machine floor beams - note condition: Elevator sheave bus & machine fl beams are painted & in good condition.

8. Concrete Framing Systems:

- a. Full description of structural system One way ribbed slab on clay tile fillers spanning between st'l bms encased in concrete.



b. Cracking:

1. Not significant X
2. Location and description of members effected and type cracking \_\_\_\_\_

c. General condition: Good

d. Rebar corrosion - check appropriate line:

1. None visible X
2. Minor - patching will suffice \_\_\_\_\_
3. Significant but patching will suffice \_\_\_\_\_
4. Significant - structural repairs required (describe)  
Sturrups and rebar around 5 basement columns needing repair  
must be replaced as part of that repair efforts.

e. Samples chipped out in spall areas:

1. No X
2. Yes - describe color, texture, aggregate, general quality:  
\_\_\_\_\_  
\_\_\_\_\_

9. Windows:

- a. Type (wood, steel, aluminum, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other) Steel casement (new  
windows have been installed at 14, 23, 24, and 25 floors
- b. Anchorage - type & condition of fasteners and latches: Steel frames  
are anchored to terracotta facade. Condition of anchors unknown
- c. Sealants - type and condition of perimeter sealants & at mullions:  
Perimeter sealants in good condition (replaced in 1983)
- d. Interior seals - type & condition at operable vents: \_\_\_\_\_  
Windows do not have seals
- e. General condition: General Condition of original steel windows is poor  
Many units are badly rusted, cracked glass panes exist. Most units are  
bolted and painted shut. Windows scheduled for replacement by owner.

10. Wood Framing:

a. Type - fully describe if mill construction, light construction, major spans, trusses: \_\_\_\_\_

\_\_\_\_\_  
NONE OBSERVED

b. Note metal fittings i.e., angles, plates, bolts, split rings, pintles, other, and note condition: \_\_\_\_\_

\_\_\_\_\_  
NONE OBSERVED

c. Joints - note if well fitted and still closed: \_\_\_\_\_

\_\_\_\_\_  
NONE OBSERVED

d. Drainage - note accumulations of moisture: \_\_\_\_\_

\_\_\_\_\_  
NONE OBSERVED

e. Ventilation - note any concealed spaces not ventilated: \_\_\_\_\_

\_\_\_\_\_  
NONE OBSERVED

f. Note any concealed spaces opened for inspection: \_\_\_\_\_

\_\_\_\_\_  
NONE OBSERVED

-DADE COUNTY' COURTHOUSE-

This building appears to be in good condition and safe for the occupancy intended. We recommend that its continued use be permitted in accordance with the statutes.

To the best of our knowledge and ability this report represents an accurate appraisal of the building based on a careful evaluation of observed conditions, to the extent reasonably possible. As a routine matter, in order to avoid any possible misunderstanding, nothing in the attached report should be construed directly or indirectly so as a guarantee for any portion of the structure.

\_\_\_\_\_  
James W. Piersol, A.I.A.  
Vice President  
M.C. Harry and Associates, Inc.  
Architects, Engineers, Planners  
2780 SW-Douglas Road  
Miami, Florida 33133

**MIAMI-DADE COUNTY  
OFFICE OF THE INSPECTOR GENERAL**

**EXHIBIT 10**

**Memorandum from O.J. Jorgensen, P.E. to James W. Piersol  
Dated January 8, 1988 and Associated Drawings  
(Total of 4 pages)**

**OIG REPORT**

***Review of the Dade County Courthouse and the  
40/50 Year Recertification Requirement***

**IG15-06**



# MORANDUM

M. C. Harry  
& Associates, Inc.  
Architects  
Engineers  
Planners.

2780  
S.W.  
Douglas  
Road,  
Miami,  
Florida.  
33133.  
(305) 445-3765

DATE: 3 December 1987  
TO: James W. Piersol, A.I.A.  
SUBJECT: Dade County Courthouse  
Columns in basement

Yesterday we re-examined the five columns on the west wall that have spalled. These columns have been partially stripped now and it is possible to better evaluate the damage due to rust.

We can only see the interior face of these steel columns and not the outer face, which is encased in concrete against which earth fill is resting. We must, therefore, assume that the same degree of section loss has occurred on both faces and seek to reinforce the columns accordingly.

We suggest that the entire face of each column be cleaned of concrete and rust scale to a paint around the corner of each side of the angles, then cleaned with power-driven wire brushes, sandblasting or other method to white metal and immediately coated with a zinc-rich two-part epoxy similar to "Galvicon." Then, after inspection by the Engineer, weld a plate 1/2" x 9" full height to the existing angles. Clean the welds, and apply the same coating to the new metal.

It must be understood that this is at best a partial repair to the five columns where this deterioration has been discovered; almost certainly there is more rust and spalling elsewhere in the structure that, in the near future, will have to be addressed.



O. J. Jorgensen, P.E.

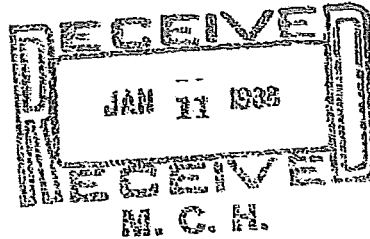
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encl.  
cc:file

# MEMORANDUM

M. C. Harry  
& Associates, Inc.  
Architects  
Engineers  
Planners.

2780  
S.W.  
Douglas  
Road,  
Miami,  
Florida.  
33133.  
(305) 445-3765

DATE: 8 January 1988  
TO: James W. Piersol, A.I.A.  
SUBJECT: Dade County Courthouse  
Columns in basement



We have examined the subject columns during and after the most recent demolition work uncovering the rusted portion of the steel, and again reviewed the original drawings to compare the present condition with the original.

If you will refer to our letter/memo of 3 December 1987, you will see that the suggested solution was to weld a plate 1/2" x 9" full height to the existing angles on the inside face of the column. I feel now, having had a much better look at the situation, that this is still the best solution for these particular columns. We can now see that the webs of the columns and the base plates are in good condition and all the rivets seem tight and clean, so it is only the outer face that requires replacement of steel section. This plate must extend all the way from the base plate to the ceiling above.

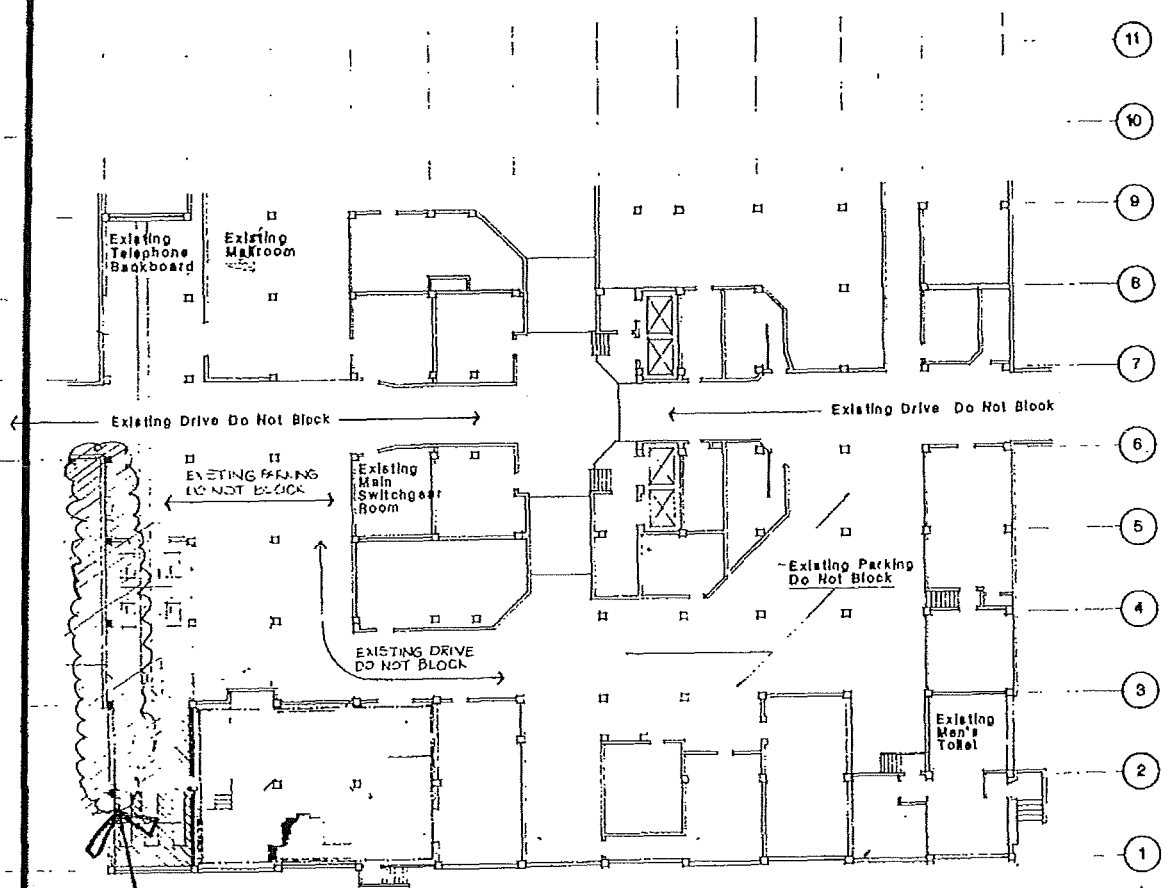
The other comments in our earlier memo are still in effect.

O. J. Jorgensen, P. E.

OJas  
encl.  
cc:file

MILTON ✓  
JIM ✓  
TOM ✓  
JUNE ✓  
LARRY ✓  
CHRON ✓  
PROF ✓  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SKS.1  
1/12/88



**BASEMENT KEY PLAN**

N.T.S.

- (A)
- (B)
- (C)
- (D)
- (E)
- (F)
- (G)
- (H)
- (J)
- (K)
- (L)
- (M)

5 BASEMENT COLUMNS REQUIRING REPAIR:  
 COLS A.2, A.3, A.4, A.5, A.6  
 SEE DETAIL SKS.1

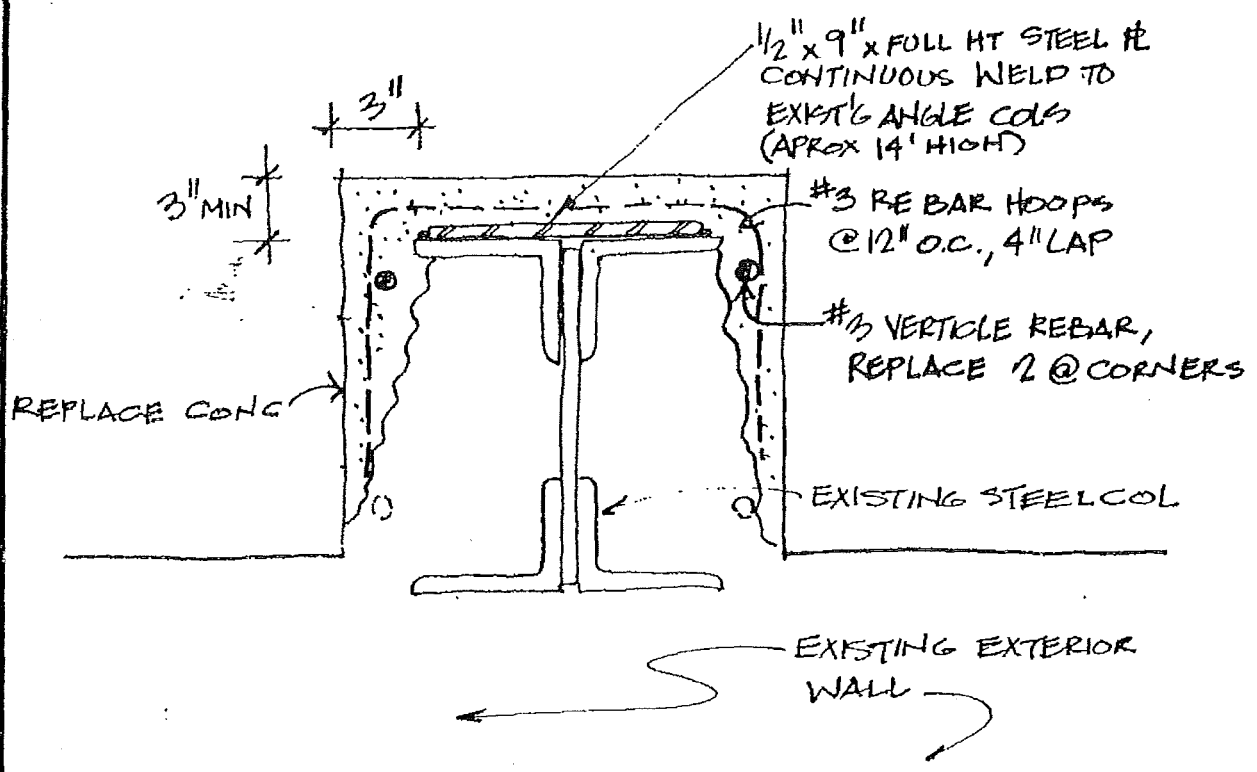
DADE COUNTY COURTHOUSE  
 BASEMENT COLUMN REPAIR

**M.C. HARRY & ASSOCIATES, INC.**  
 ARCHITECTS / ENGINEERS / PLANNERS  
 SUITE 308  
 8780 SW DOUGLAS ROAD  
 MIAMI, FLORIDA 33132  
 (305) 445-3765

SKS 2

1/12/88

DADE COUNTY COURTHOUSE  
BASEMENT COLUMN REPAIRS



### Repair to Cds. A-2, A-3, A-4, A-5, A-6

Notes:

1. Remove all concrete from entire face (East) of each of the required cols. remove all loose and/or spalled concrete from sides.
2. Clean all rust scale from exposed steel - clean with power driven wire brushes, sandblasting or other approved method to "white" metal.
3. Immediately coat with zinc-rich two part epoxie similar to "Galvacon"
4. After inspection by Engineer, weld a plate 1/2" x 9" x full Height to existing column angles. (approx. 14 feet high - field verify).
5. Clean welds and apply same coating to all new metal and welds.
6. Replace #3 rebar as necessary, form edges square and replace concrete fireproofing by gunite or other approved method.

M.C. HARRY & ASSOCIATES, INC.  
 ARCHITECTS / ENGINEERS / PLANNERS  
 SUITE 302  
 8750 S.W. DOUGLAS ROAD  
 MIAMI, FLORIDA 33133  
 (305) 449-3765

**MIAMI-DADE COUNTY  
OFFICE OF THE INSPECTOR GENERAL**

**EXHIBIT 11**

**Composite Exhibit of the City of Miami's Fire Prevention Bureau's  
Annual Inspections of the Dade County Courthouse  
Performed on April 23, 2015 and July 30, 2015  
(Total of 2 pages)**

**OIG REPORT**

***Review of the Dade County Courthouse and the  
40/50 Year Recertification Requirement***

**IG15-06**



City of Miami  
**FIRE PREVENTION BUREAU**  
**DISTRICT FIRE INSPECTION FORM**

**TYPE OF INSPECTION**

Certificate of Use  
 Other: Annual Inspection

1. Certificate of Use No:		2. 901 Zone:		3. Distribution Code:	
4. Occupancy Address: <u>73 West Flagler</u>					5. Suite No:
6. Business Name: <u>Dade County Courthouse</u>					
7. Business Phone: <u>(305) 349-7600</u>			8. Emergency Phone: <u>(786) 277-0823</u>		
9. Usage Code: <u>06</u>			10. Square Feet/No. Units/No. Occupants:		
11. Property Class: <u>155</u>			12. Occupant Load:		
13. Building Protection Options: <u>FIRE Alarm</u>		14. No. of Floors: <u>27</u>	15. Night Inspection: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
16. Forms Required: <u>A/B/C/D/E/L</u>			17. Status: <input checked="" type="checkbox"/> Active <input type="checkbox"/> Void <input type="checkbox"/> Out of Business		
18. Restrictions: <u>NONE</u>					
19. Billing Address: <u>73 West Flagler Miami, FL. 33130</u>			20. Owner Mailing Address: <u>200 N.W. 1st Miami, FL. 33128</u>		

21. VIOLATION CODE	22. LOCATION	23. DATE CORRECTED
6	Improper storage of Flammable liquids	
1101	EXIT SIGNS NOT PROVIDED. (*SEE*)	
38	FIRE Department Connections obstructed	
19	Emergency lighting (STAIRS) is not operable	
14	Supervised Alarm system needs service	
999	Exposed Wiring throughout building	
999	Multiple sprinkler covers painted over.	

24. Comments:  
 \*EXIT signs missing in clerks office south side.  
 ALSO missing on FLOOR 9+15 inside stairs.  
 999 - NO EXIT SIGNS IN LIBRARY.

2015 APR 23 P 12:48

25. Inspection Date(s): <u>4/23/15</u>		28. Date Completed: <u>4/23/15</u>		29. Inspector: <u>E.F. Arango #261</u>	
26. Inspectors: <u>E.F. Arango E. Ojito</u>					
27. Date Referred to Fire Prevention Bureau:					



City of Miami  
**FIRE PREVENTION BUREAU**  
**DISTRICT FIRE INSPECTION FORM**

DCC  
 TYPE OF INSPECTION  
 Certificate of Use  
 Other: Annual Inspection

1. Certificate of Use No: \_\_\_\_\_ 2. 901 Zone: \_\_\_\_\_ 3. Distribution Code: \_\_\_\_\_

4. Occupancy Address: 73 West Flagler 5. Suite No: \_\_\_\_\_

6. Business Name: DADE COUNTY COURTHOUSE

7. Business Phone: (305) 349-7600 8. Emergency Phone: (786) 277-0823

9. Usage Code: 06 10. Square Feet/No. Units/No. Occupants: \_\_\_\_\_

11. Property Class: 155 12. Occupant Load: \_\_\_\_\_

13. Building Protection Options: FIRE Alarm 14. No. of Floors: 27 15. Night Inspection:  Yes  No

16. Forms Required: A/B/C/D/E/L 17. Status:  Active  Void  
 Out of Business

18. Restrictions: none

19. Billing Address: 73 West Flagler  
Miami, FL 33130

20. Owner Mailing Address: 200 NW 1st  
Miami, FL 33128

21. VIOLATION CODE	22. LOCATION	23. DATE CORRECTED
DCC SRP 2015 JUL 30 A 10:41 2015 JUL 30 A 10:41	No Violations FOUND!! BDA #261	_____ _____ _____ _____ _____ _____

24. Comments:  
Any Questions please call  
FIRE inspector E.F. Arango @  
(305) 416-1637.

25. Inspection Date(s): 7/30/15

26. Inspectors: E.F. Arango

27. Date Referred to Fire Prevention Bureau: \_\_\_\_\_ 28. Date Completed: 7/30/15 29. Inspector: E.F. Arango 261

**MIAMI-DADE COUNTY  
OFFICE OF THE INSPECTOR GENERAL**

**EXHIBIT 12**

**Summary Structural Inspection Report Regarding the 40-Year Structural Recertification  
By Rizo Carreno & Partners Dated May 4, 2015.  
(8 pages)**

**OIG REPORT**

***Review of the Dade County Courthouse and the  
40/50 Year Recertification Requirement***

**IG15-06**





architecture + engineering + interior design

May 4, 2015

Mr. Peter J. Iglesias, PE  
Director of Building Department / Building Official  
City of Miami Building Department  
444 SW 2<sup>nd</sup> Avenue, 4<sup>th</sup> Floor  
Miami, Florida, 3313

Re: Miami-Dade County Courthouse located at 73 West Flagler Street, Miami, Florida, 33128  
40-year Structural Re-certification.

Dear Mr. Iglesias:

We have completed the initial phase of the 40-year structural recertification of the Miami-Dade County (M-DC) Courthouse. The *Minimum Inspection Procedural Guidelines for Building Structural Recertification* City of Miami form, photographs and other documents are enclosed and a part of this report. Please note that Messrs. Pablo J. Carreño, PE and Greg McLellan, PE assisted in parts of the inspections and collaborated in the formulation of this report.

In summary, we find the building is structurally safe with qualifications. Our re-certification is premised and fully reliant on receiving the certifications indicated in the following items:

1. During our basement-level inspections, we observed repairs in progress to fourteen (14) columns (and their bases)—See relevant photos (0-1 thru 0-10) in Attachment A. This work was per the Supplemental Report dated April 24, 2014, issued by U.S. Structures, Inc., which includes as Appendix J, a report by G.M. Selby Inc., dated April 8, 2014, of NDT of the foundations and basement slab. We will require a letter from the engineer of record or threshold inspector for this project stating all necessary repairs to the selected columns (14) at the basement level are completed and the permit closed. We also require a schedule for implementing repairs, as determined by further investigation, of the remaining columns at this level. Upon completion of repairs to all remaining basement columns, we will require certification from the engineer of record or threshold inspector for the project stating that all the work is completed and the permit closed.
2. During these same basement-level inspections and subsequent review of documentation provided by M-DC ISD, it became apparent that the basement slab on grade is unable to resist hydrostatic pressures from the rise of the water table under flood conditions. As, such we will require that the basement slab be either waterproofed or retrofitted to have the capacity remove water via sumps and pumps tied to emergency generator system. We will require a letter from the engineer of record or threshold inspector for this project stating that all the work is completed and the permit closed.
3. We also observed repairs in progress to the exterior of the building per the Exterior Envelope and Plaza Restoration Project Number W30025 (Permit # BD12-007347-01-B001). In summary, it is our understanding this work includes exterior shelf angle repair / replacement, structural anchorage of terra cotta units, new concrete structural parapet walls, structural concrete repairs, new structural light supports, restoration / replacement of the windows, and roof replacement. We will require a letter from the engineer of record or threshold inspector for this project stating

**RIZO CARREÑO & PARTNERS**

12124 Southwest 131 Avenue, Miami, Florida 33186 T 305.441.0888 F 305.444.8607 www.rcpdesign.com

all repairs are completed and the permit closed. A more detailed scope description is included in Attachment D and for relevant photos see E-1 thru E-XXX. in Attachment A.

4. At the exterior 4<sup>th</sup> level, where exterior repairs were in progress, we requested that a column at the NW corner of the building be exposed (See photos #4-1 thru #4-6 in Attachment E). At this location, we found cracking and spalling of the concrete that enclosed the steel column and severe corrosion of the reinforcing steel. The steel column itself appeared to be in good condition. Please note that the concrete encasements removed to allow for our inspections require repairs. Inspection of the repaired locations is a premise of this qualified recertification. This includes selected columns, beams and braces at the exterior perimeter.
5. The 24<sup>rd</sup> through 27<sup>th</sup> floors are un-occupied and the structural framing more exposed, at least at some locations, than at the lower occupied floors. Our primary area of focus was the perimeter steel, meaning the structural steel columns, beams and braces at the exterior sides of the building. We had concrete partially removed for select beams and columns and found the following conditions (See attachment E):
  - a. 24<sup>th</sup> Floor: Much of the perimeter steel elements had been gunited over sometime in the past. In many locations, the gunite was cracked. One column was exposed the south side. The structural steel was in relatively good condition; however, the concrete that enclosed the steel column was in poor condition and there was severe corrosion of the reinforcing steel. A similar condition was found at the exterior side of a 4<sup>th</sup> level column at the NW corner of the building. Based on the condition of the gunite, we are reasonably sure that similar conditions exist at other steel framing elements and will require repairs.
  - b. 25<sup>th</sup> Floor: A perimeter column was exposed at the north side of the building and we found severe corrosion of the reinforcing steel in the concrete encasement. The horizontal reinforcement had essentially corroded away. We also found cracking, spalling and corrosion of reinforcement steel at the floor where bathroom previously existed. We found this condition on other similar floors and will require repairs.
  - c. 26<sup>th</sup> Floor: On column at the south side was partially exposed and a similar condition found, as previously discussed. We also found the plaster at the exterior walls showed evidence of long-term moisture intrusion. The exterior repair project will likely remedy this condition; however, repairs to already damaged components have to occur. We require a letter from the engineer of record or threshold inspector for this project stating that all repairs are completed and the permit closed.
  - d. 27<sup>th</sup> Floor: Spalls on the ceilings and floor.

While the concrete encasing the structural steel columns, beams and bracing is non-structural it provides fire protection and, in the case of the perimeter steel, corrosion protection. Based on the extent of the deterioration of the concrete encasement where accessible, it reasonable to expect the concrete is in a similar condition throughout the building. As such, in our professional opinion the concrete encasement require repair throughout the entire building.

There may be alternatives to removal and replacement but determining the methods for remedy, which will include destructive investigations, is beyond the scope of this report. The concrete encasement of the structural steel framing will have a significant impact on the continued occupation and use of the building. The condition requires remedy as a condition of the 40-year recertification. We will require a letter from the engineer of record or threshold inspector for this remedial project, stating that all repairs are completed and the permit closed.

Mr. Pete J. Iglesias, PE  
Director of Building Department / Building Official  
City of Miami Building Department  
May 4, 2015

page 3 of 3

Please note, that in our professional opinion this building should remain un-occupied during events where hurricane force winds, either sustained or in gusts, have been forecast by the issuance of advisories or warnings from NOAA / National Weather Service / National Centers for Environmental Predictions / National Hurricane Center, 11691 SW 17<sup>th</sup> Street, Miami, Florida, 33165.

As a routine matter, and in order to avoid any misunderstanding, nothing in the attached report should be construed, directly or indirectly, as a guarantee for any portion of the structure, some of which were not accessible, even to a visual inspection. To the best of my knowledge and ability, the attached report represents an accurate appraisal of the present condition of the building based upon careful evaluation of representative and observed conditions, to the extent reasonably possible.

Sincerely,



Alberto J. Carreño, PE  
Principal  
Fla. PE # 26910

Cc: Mr. Asael Ace Marrero, AIA, Architect, Acting Div. Director, M-DC, ISD, D&CS

**CITY OF MIAMI BUILDING DEPARTMENT**

**MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR  
BUILDING'S STRUCTURAL RECERTIFICATION**

INSPECTION COMMENCED  
DATE: January 16, 2015

INSPECTION COMPLETED  
DATE: April 09, 2015

INSPECTION MADE BY

SIGNATURE: Alberto J. Carreño, PE (Fla Reg Engr #26910) \*See Pg. Bottom  
PRINT NAME

TITLE: C.E.O. / Rizo Carreño & Partners Inc., Architects / Engineers  
ADDRESS:

12124 SW 131 Avenue, Miami, Florida, 33186

**DESCRIPTION OF STRUCTURE**

a. Name of Title: Miami Dade County GSA R/E Mgmt-Courthouse
b. Street Address: 73 W Flagler Street; Miami, Florida 33130
c. Legal Description: Miami North, PB B-41, All of Blk 115-A Less W50FT for ST & area KA Ave E LYG E of Blk 115-A & Lots 8&9 Blk 115-N
d. Owners Name: Miami Dade County GSA R/E Mgmt-Courthouse
e. Owner's Mailing Address: 111 NW 1st Street, Suite 2460; Miami, Florida 33128-1929
f. Folio Number of Building: 01-0111-050-1060
g. Building Code Occupancy Classification: Business Group B
h. Present Use: Miami-Dade County Courthouse
i. General Description, Type of Construction, Size, Number of Stories, and Special Features
Additional Comment: The building is 27 stories + a basement + a mezzanine between flrs. 1, 2. The structural support system is structural steel columns, beams and knee wind braces (at the building corners). These structural steel members are encased in non-structural reinforced (tie wire) concrete to provide fire proofing and corrosion protection. The exterior walls are terracotta brick infilled between the structural steel framing with exterior cladding consisting of terracotta tiles supported on shelf angle supports. The floors are an antiquated system consisting of what appeared to be one and two-way reinforced concrete "ribbed slab" with clay tile infill between the ribs. There are flat roofs at the 4th, 7th, 20th and 24th levels with modified butyl membrane roofing. The top of the building has a structural steel cupola-like structure. Inside the cupola area there is a mechanical mezzanine.
The building columns rest on a shallow foundation system of isolated reinforced concrete footings. See page 2 for additional information. See Attachment C
*Assisting Alberto J. Carreño, PE in parts of the building inspections were Mr. Pablo J. Carreño, PE and Mr. Greg McLellan, PE

# MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING'S STRUCTURAL RECERTIFICATION

## 1. DESCRIPTION OF STRUCTURE

a. Name of Title: Miami Dade County GSA R/E Mgmt-Courthouse
b. Street Address 73 W Flagler Street; Miami, Florida 33130
c. Legal Description: Miami North, PB B-41, All of Blk 115-A Less W50FT for ST & area K/A Ave E LYG E of Blk 115-A & Lots 8&9 Blk 115-N
d. Owner's Name Miami Dade County GSA R/E Mgmt-Courthouse
e. Owner's Mailing Address: 111 NW 1st Street, Suite 2460; Miami, Florida 33128-1929
f. Building Official Folio Number: 01-0111-050-1060
g. Building Code Occupancy Classification: Most of the building is A-3 (Courtrooms). Parts could qualify under B (Civic Administration).
h. Present Use: Miami-Dade County Courthouse (Civil Courthouse) including the administrative offices of the court
i. General Description, Type of Construction, Size, Number of Stories, and Special Features
(See Page 1) Additional Comments: Two repair restoration projects were in progress during our inspection. The first project was the repair of fourteen (14) steel columns and their concrete encasements at the basement level as outlined in the engineering report by US Structures Inc. The second project included multiple repairs at the exterior of the building per Exterior and Plaza Restoration proj.# W30025 (See Attachment D). The deficiencies that will be remedied by these repairs are not repeated herein.
Additions to original structure: No significant additions observed

## 2. PRESENT CONDITION OF STRUCTURE

a. General alignment (not good, fair, poor, explain if significant)
1. Bulging - observed at concrete encasements of structural steel members
2. Settlement - no significant settlement observed.
3. Defections - no significant structural deflections observed
4. Expansion - observed at concrete encasements of structural steel members
5. Contraction -
b. Portion showing distress (Note, beams, columns, structural walls, floors, roofs, other)
Structural steel and rivet connectors, where exposed at interior and exterior of building, appeared to be in good condition. The concrete encasements at the columns, beams and braces at the perimeter of the building were cracked and spalled due to corrosion of the encasement reinforcing steel ties. It is our opinion that this condition exists throughout the perimeter of the building. Floor slabs are cracked in the old bathroom areas (south side) at the upper floors.
c. Surface conditions – describe general conditions of finishes, noting cracking, spalling, peeling, signs of moisture penetration & stains.
Exterior cladding in progress of being repaired, including shelf angles; resealing and caulking of windows; and roofing replacement are included in Exterior and Plaza Restoration project.
d. Cracks – note location in significant members. Identify crack size as HAIRLINE if barely disassemble; FINE if less than 1 mm in width; MEDIUM if between 1 and 2 mm in width; WIDE if over 2 mm.
Hairline and fine cracks in some miscellaneous concrete slabs and concrete encasement at the 28th Floor slab (Mechanical area).
e. General extent of deterioration – cracking or spalling of concrete or masonry; oxidation of metals; rot or borer attack in wood.
Cracking and spalling limited to concrete encasements at the structural members where observed at the upper floors, as previously discussed.
f. Previous patching or repairs - Visible Gunitite repairs at structural members in upper floor slabs (24th-27th). Some repairs have failed.
g. Nature of present loading indicate residential, commercial, other estimate magnitude.
County Courthouse--Assembly areas throughout (100psf); Civic Administration areas--Commercial (50psf) with partition loads

## 3. INSPECTIONS

a. Date of notice of required inspection
Dates of notice of required inspection was not provided to the consultant by the Owner. A previous re-certification report was done in January 1988.
b. Date(s) of actual inspection
January 16, 22, 26, 27 and 31, 2015; March 4, 2015; and April 2 and 9, 2015.
c. Name and qualification of individual submitting inspection report:
Alberto J. Carreño, PE, (PE # 26910) with the collaboration of Pablo J. Carreño, PE (PE # 14069) and Greg McLellan, PE (PE # 48290)
d. Description of any laboratory or other formal testing, if required, rather than manual or visual procedures
No Laboratory or other formal testing was required. Destructive investigations were required at selected locations (See Attachment E).
e. Structural repair note appropriate line:
1. None required
<input checked="" type="checkbox"/> 2. Required (describe and indicate acceptance)- See Report Narrative (Cover letter).

<b>4. SUPPORTING DATA</b>
a. <u>        </u> Cover Narrative; Ext. & Plaza Restoration Scope (Attachment D) <u>        </u> sheet written data
b. <u>        </u> Enclosed (Attachment B) <u>        </u> photographs
c. <u>        </u> Floor Plans (Attachments A, C, E) <u>        </u> drawings or sketches:

<b>5. MASONRY BEARING WALL = Indicate good, fair, poor on appropriate lines:</b>
a. Concrete masonry units : None observed.
b. Clay tile or terra cota units : Terracotta infill walls in fair to good condition; exterior cladding under repair.
c. Reinforced concrete tile columns: N/A
d. Reinforced concrete tile beams: N/A
e. Lintel : Structural steel in good condition with exception of concrete encasements.
f. Other type bond beams: N/A
g. Masonry finishes - exterior
1. Stucco
2. Veneer : Terracotta tile supported on shelf angles; under repair.
3. Paint only
4. Other(describe)
h. Masonry finishes - interior
1. Vapor barrier
2. Purring and plaster
3. Paneling
4. Paint only
5. Other (describe)
i. Cracks:
1. Location - note beams, columns, other
2. Description : Concrete encasements at structural members at perimeter of building.
j. Spalling:
1. Location - note beams, columns, other
2. Description : Concrete encasements at structural members at perimeter of building.
k. Rebar corrosion-check appropriate line:
1. None visible
2. Minor-patching will suffice
3. Significant-but patching will suffice

4. Significant-structural repairs required : structural steel concrete encasement

1. Samples chipped out for examination in spall areas:  
1. No.  
2. Yes - describe color texture, aggregate, general quality: Concrete encasements exposed at select locations at upper floors, structural steel in good condition, concrete encasement reinforcing tie wire steel severely corroded.

6. FLOOR AND ROOF SYSTEM

a. Roof:

1. Describe (flat, slope, type roofing, type roof deck, condition).  
1. At 4th, 7th, 20th and 24th floor bldg. offsets: low slope, mod. bitumen, to be replaced in Exterior and Plaza Restoration project. At 25th fl to top (Cupola): coated copper sheet.

2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of support:  
At 27th and 28th floors: Water tank. Steel supports in good condition. A few miscellaneous concrete beam and one-way slabs exhibiting medium cracks

3. Note types of drains and scupper and conditionooling towers, air condition:  
Interior drains w/ Strainer covers; roofing to be replaced and drains addressed under the Exterior & Plaza Restoration project.

b. Floor systems(s)

1. Describe (type of system framing, material, spans, condition)  
See description on first page of this form set. Also see Attachment C

c. Inspection – note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members.  
Structural steel members exposed at select location at unoccupied upper floors and roof level on 4th floor. See Attachment E

7. STEEL FRAMING SYSTEM

a. Description  
See description on first page of this form.

b. Exposed Steel - describe condition of paint & degree of corrosion:  
Structural steel enclosed in non-structural reinforced concrete encasements. Exposed at select locations and found to be in good condition.

c. Concrete or other fireproofing – note any cracking or spalling, and note where any covering was removed for inspection  
Concrete encasements at perimeter structural steel cracked and spalled at multiple locations. In our opinion this condition exists through the perimeter of the building.

d. Elevator sheave beams & connections, and machine floor beams – note condition:  
In good condition

8. CONCRETE FRAMING SYSTEM

a. Full description of structural system  
One-way ribbed concrete slabs (w/ terracotta tile in-fills between ribs), spanning between concrete encased structural steel support members

b. Cracking  
1. Not significant  
2. Location and description of members affected and type cracking  
Where exposed at the upper levels (24th-27th floors), visible gunite repairs to underside of these slabs. In our opinion this condition exists in other inaccessible slab locations.

c. General condition  
Slabs that were exposed to view were found in fair condition.

d. Rebar corrosion - check appropriate line:

1. Non visible
2. Location and description of members affected and type cracking
3. Significant but patching will suffice
4. Significant - structural repairs required (describe): Structural Steel concrete encasement and ties need replacement
e. Samples chipped out in spall areas:
1. No.
2. Yes, describe color, texture, aggregate. general quality:

**9. WINDOWS**

a. Type (Wood, steel, aluminum, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other) Window repairs / replacement are a part of the Exterior and Plaza Restoration project. See Attachment D
b. Anchorage – type & condition of fasteners and latches: See Attachment D
c. Sealant – type of condition of perimeter sealant & at mullions: See Attachment D
d. Interiors seals – type & condition at operable vents: See Attachment D
e. General condition: Those already repaired under the Exterior and Plaza Restoration project–good condition. Those still to be repaired–poor condition.

**10. WOOD FRAMING**

a. Type – fully describe if mill construction, light construction, major spans, trusses; N/A
b. Note metal fitting i.e., angles, plates, bolts, split pintles, pintles, other, and note condition:
c. Joints – note if well fitted and still closed:
d. Drainage – note accumulations of moisture:
e. Ventilation –note any concealed spaces not ventilated:
f. Note any concealed spaces opened for inspection:



**MIAMI-DADE COUNTY  
OFFICE OF THE INSPECTOR GENERAL**

**EXHIBIT 13**

**Summary Electrical Inspection Report Regarding the 40-Year Structural Recertification  
By TCPA Consulting Engineers Dated February 25, 2015  
(18 pages)**

**OIG REPORT**

***Review of the Dade County Courthouse and the  
40/50 Year Recertification Requirement***

**IG15-06**



www.tcapa.com

**TCAPA**

CONSULTING ENGINEERS

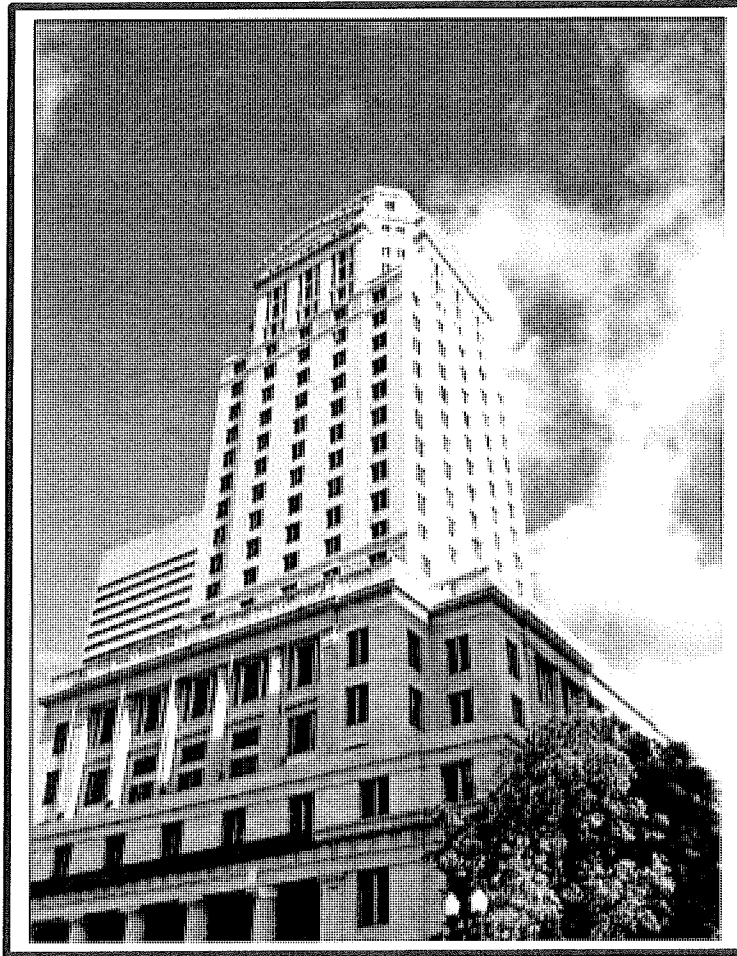
FL:CA-7055, GA, TN, VA DBA Florida Corporation  
[tcarmstrong@tcapa.com](mailto:tcarmstrong@tcapa.com)

T:305-598-4030 F:33  
C: 305-205-2900

**40-YEAR ELECTRICAL RE-CERTIFICATION**

**MIAMI-DADE COUNTY  
COURTHOUSE**

73 W.FLAGLER ST., MIAMI, FL33130  
FOLIO # 01-0111-050-1060



EDP-1D-W140114EE

**VOLUME # 9**

Guardrail Certification + Illumination Certification + Electrical Certification

**REPORT SUMMARY**

Tomas C. Armstrong, P.E.  
February 25, 2015

7990 S.W. 117<sup>th</sup> Ave., Suite 140 • Miami, Florida 33183





# REPORT SUMMARY

## GENERAL

The 73 W Flagler Courthouse building is a very old building that has endured several electrical modification and upgrades. There was a big upgrade in 1959 which added electrical capacity. Also are a number of electrical modifications and additions that appeared to have been performed locally.

The result is an electrically complex building with some original electrical equipment, newer electrical upgrades and several modifications.

## STRUCTURE OF THE 40 YEAR ELECTRICAL REPORT.

In order to accurately describe the electrical condition of the building as required by the 40-year electrical re-certification guidelines of Miami-Dade County a **report was provided for each floor.** It means that there are 27 individual reports each fully describing the actual electrical condition for a particular floor.

## STRUCTURE OF EACH FLOOR REPORT.

The report for each floor has the following components

- 1.- The Report for the Floor
- 2.- A set of photographs showing the condition of the items
- 3.- A 18" x 24" floor plans showing the current "as-built" locations of all panels etc.

The last section, **Section 24**, on each of the 27 reports, described the items that need to be addressed on a particular floor.

## REPORT SUMMARY

The Report Summary presented here includes Section 24 of all the floor reports.



TCAPA  
Consulting Engineers- CA # 7055  
7990 S.W.117 Ave., S-140, Miami, FL 33183  
Tel (305) 598-4030 Fax 305-598-4033

TOMAS C. ARMSTRONG P.E.# 17974  
DATE: 02-28-2015



W. 117<sup>th</sup> Ave., S-140 • Miami



**24.- GENERAL ADDITIONAL COMMENTS**

**BASEMENT**

Note: The building department with jurisdiction requires that any electrical changes, upgrades and repairs described in this report be performed with a certified electrician under an electrical permit.

**THIS IS A LIST OF ITEMS THAT NEED TO BE INSTALLED, REPAIRED OR REPLACED**

**ELECTRICAL**

**Main Electrical Room # 1 Room B118:** The only item that needs repair is the connection of a flexible conduit to the ceiling J-Box exposing the live conductors. See Photo 42

**Electrical Room # 2 Room B136:** This electric room # 2 in the Basement has two panels EL2-A and EL2-B (arbitrary names for the purpose of identification), a contactor and a timer mounted on the front wall. Panels have no cover or labeling. Wires and terminals are exposed. See Photos 136, 137, 138, 139, 149, 150 and 151.

There are many exposed branch circuit conductors with indecipherable destination. These panels must be removed and replaced, the branch circuit destination must be determined and the new panels must be installed and labeled. Unused conductors must be removed.

**Electrical Room # 3 room 137: Panel EPBF requires repair.** The branch circuits need to be split in a separate conduit because are too many conductors in the conduit, See photo 165.

**Panel # AC-3B** In room B101B (next of A/C unit). See Photo 122. The panel is next to a bank of breakers but has no cover with exposed breakers and conductors. Cover need to be put back. Also there are some J-Boxes without covers exposing the wires.

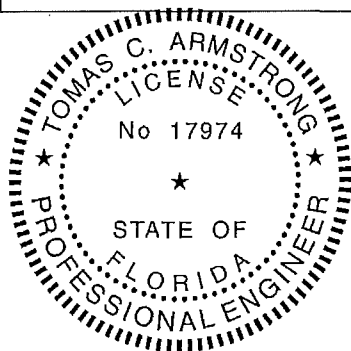
**Exposed hanging wires** in bathroom room B112. See photo 183  
Some J-Boxes were found **without cover** and with the exposed wires, See photos 42,68, 94

**Old pump controller and old electrical equipment for old pumps # 1 & 2** in room B130 (next to the newer Domestic Pumps. See photo 195) should be completely disconnected and either removed or clearly labeled **"De-energized not in use"**.

**Old bank of switchgear:** There is a Main Disconnect and a bank of disconnects and equipment on the wall back in room B130. See photos 204-206. Apparently it has not been active in a long time. However there is power on the line side of the disconnect labeled "Main. The breaker feeding this Main Disconnect must be turned "OFF" and the feeder conductors removed to render the bank of electrical equipment completely de-energized. Then it must be either completely removed or clearly labeled **"De-energized not in use"**.

**Panel # "2" in the Shop Area** room B120A lacks of accessibility because a refrigerator was placed in front of it. The refrigerator must be relocated. See photo 200

**Panel # "3" in the Shop Area** room B120A (next to Panel "2") lacks of accessibility because a refrigerator was placed in front of it. The refrigerator must be relocated See photo 200.



**TCAPA**  
Consulting Engineers- CA # 7055  
7990 S.W.117 Ave., S-140, Miami, FL 33183  
Tel (305) 598-4030 Fax 305-598-4033

**TOMAS C. ARMSTRONG P.E.# 17974**  
DATE: 02-17-2015





**24.- GENERAL ADDITIONAL COMMENTS      1<sup>ST</sup> FLOOR & MEZZANINE**

Note: The building department with jurisdiction requires that any electrical changes, upgrades and repairs described in this report be performed with a certified electrician under an electrical permit.

**THIS IS A LIST OF ITEMS THAT NEED TO BE INSTALLED, REPAIRED OR REPLACED**

**Exposed wires:**

The control box in the West Mezzanine has no cover exposing the wires. See Photo 30. The cover must be replaced.

**24.- GENERAL ADDITIONAL COMMENTS      2<sup>ND</sup> FLOOR**

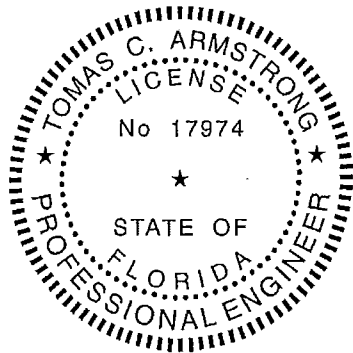
Note: The building department with jurisdiction requires that any electrical changes, upgrades and repairs described in this report be performed with a certified electrician under an electrical permit.

**THIS IS A LIST OF ITEMS THAT NEED TO BE INSTALLED, REPAIRED OR REPLACED**

**Panel P1**, located inside the riser closet room 200E1 (at the entrance to room 200) needs to be replaced. See photos 11, 12,13,14,15,16,17,18. Panel P1 has a number of conduits passing in front of its doors rendering the panel door incapable of being opened. The only way to gain access to the Panel P1 is to physically remove its cover. This situation must be resolved.

**Panel PH**, located inside the riser closet room 200E1 (at the entrance to room 200) and next to Panel P1 needs to be replaced. It is an old fused panel. See photos 11, 12,13,14,15,16,17,18. Panel H is in disrepair and it is uncertain if it serves any real load but it has power. It needs to be either disconnected and removed and replaced by a newer panel.

**Panel C1**, Location: Riser closet room **200E2**. (Wall label "200A Telephone Closet") Entrance to room 200. This panel is a fuse panel. See photos 19, 20, 21. A very old panel but it appears safe. The recommendation is to replace this panel with a new one. The big "J-Box" to the right of panel C1 should be cleaned the unused conductors removed.





**24.- GENERAL ADDITIONAL COMMENTS 3<sup>RD</sup> FLOOR**

Note: The building department with jurisdiction requires that any electrical changes, upgrades and repairs described in this report be performed with a certified electrician under an electrical permit.

**THIS IS A LIST OF ITEMS THAT NEED TO BE INSTALLED, REPAIRED OR REPLACED**

**Panel D-1:** In Room 308. Electrically it appears in fair condition. However, several branch breakers terminals have two (2) conductors connected to them. Unless the breakers connectors are rated for more than one wire, the second conductor needs to be removed.

**Panel D-2A:** In room 308. Electrically it appears in fair condition but branch circuits are not labeled. They need to be labeled.

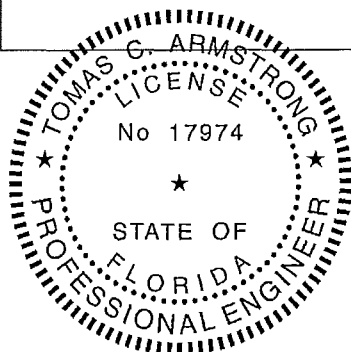
**Fuse Panel:** In Room 309. This is a very old fuse panels with "live" bus bars. See photo 25. It appears to be working but it presents a hazardous condition for maintenance personnel. This panel should be replaced.

The electric room or **Utility Closet # 308** has the following observed conditions:

- 1.- It is a small closet with no adequate Working Space in front of the panels.
- 2.- The Security System equipment shown in photo 13 has no adequate Working Space
- 3.- The electrical room has j-boxes without covers exposing the wires. See photo 23 and 24. This must be repaired by adding the covers. Also a light fixture hanging from the wires and conduits with protruding wires that are exposed.. See photo 20. Several J-Boxes without cover. See photo 36. This has to be repaired.
- 4.- The electric room has many exposed unlabeled conductors with unknown origin or destination. See photo 26.
- 5.- Although there is a Smoke Detector and a Sprinkler Head there is no smoke barrier or adequate compartmentation on the "vertical" shaft between floors

The electric room or **Utility Closet # 309** has the following observed conditions:

- 6.- **Fuse Panel:** In Room 309. This is a very old fuse panels with "live" bus bars. See photo 25. It appears to be working but it presents a hazardous condition for maintenance personnel. This panel should be replaced.
- 7.- Broken fixtures (see photo 20) . J-Boxes without cover with exposed wires. (see photo 23, 36)
- 8.- It is a small closet with no adequate Working Space in front of the panels.
- 9.- The electric room has many exposed unlabeled conductors with unknown origin or destination.
- 10.- Although there is a Smoke Detector and a Sprinkler Head there is no smoke barrier or adequate compartmentation on the "vertical" shaft between floors. See photo 27





**24.- GENERAL ADDITIONAL COMMENTS 4<sup>TH</sup> FLOOR**

Note: The building department with jurisdiction requires that any electrical changes, upgrades and repairs described in this report be performed with a certified electrician under an electrical permit.

**THIS IS A LIST OF ITEMS THAT NEED TO BE INSTALLED, REPAIRED OR REPLACED**

The electric room 433D (riser closet) or Utility Closet # 407 has the following observed conditions:

- 1.- **Fuse Panel EX (DPSA) :** In Room # 433D (riser closer) (Utility closet 407). See photos 05, 06, & 07. This is a very old fuse panel with unlabeled circuits, braided wiring and burned out fuse sockets.. This panel should be replaced.
- 2.- It is a small closet with no adequate Working Space in front of the panels.
- 3.- Although there is a Smoke Detector and a Sprinkler Head there is no smoke barrier or adequate compartmentation on the "vertical" shaft between floors. See Photo 09

**24.- GENERAL ADDITIONAL COMMENTS 5<sup>TH</sup> FLOOR**

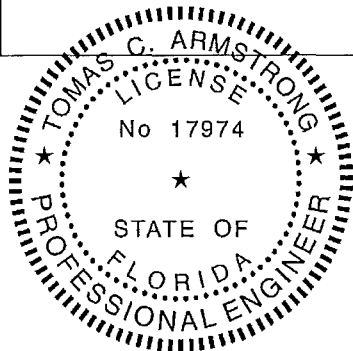
Note: The building department with jurisdiction requires that any electrical changes, upgrades and repairs described in this report be performed with a certified electrician under an electrical permit.

**THIS IS A LIST OF ITEMS THAT NEED TO BE INSTALLED, REPAIRED OR REPLACED**

**Wiring Above Drop Ceiling:** The condition of the wiring and conduits above drop ceiling was inspected with the aid of a ladder. A number of J-Boxes missing their cover and wire are exposed. See Photo 27 & 30. Flexible Electrical Conduit nor properly secured and resting on the ceiling tiles.

**Flexible conduits are not properly secured:** The electrical connections of both A/C mechanical rooms 538 & 511M appeared to be correct and in good condition. However in room 538 the flexible conduits are not properly secured. See photo 34. The electrical wiring and conduits have to be properly secures and dressed

**Hanging Communication Box:** A communication big box in room 511M has been secured to the electrical EMT conduit. See Photo 60. This box must be secured independently and not to the electrical EMT.







**24.- GENERAL ADDITIONAL COMMENTS 6<sup>TH</sup> FLOOR**

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**THIS IS A LIST OF ITEMS THAT NEED TO BE INSTALLED, REPAIRED OR REPLACED**

**Wiring in 637:** Electrical Closet room 637: Some wires passing in front of open J.Boxes

**A/C & Pump Room:** There is a concealed room above room 6-3JR which can only be accessed with a ladder. See Photo 24.. The room is full of wiring crisscrossing the area. See photo 19. The wiring must be secured and redressed.

Above room 601A, above hardrock ceiling (some sections have been cut) there are some J-Boxes without cover exposing the internal wiring. See photos 14 & 15. Covers must be replaced. See photos 14 & 15

**24.- GENERAL ADDITIONAL COMMENTS 7<sup>TH</sup> FLOOR**

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**THIS IS A LIST OF ITEMS THAT NEED TO BE INSTALLED, REPAIRED OR REPLACED**

**Electrical Closet in Room 701E:**

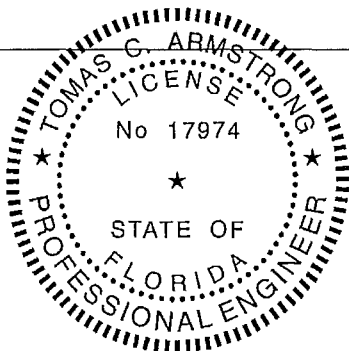
- 1.- It is a small closet with no adequate Working Space in front of the panels. See photos 34 thru 44
- 2.- Wiring inside the room and in front of the disconnect prevent reaching electrical equipment (disconnect). See photo 44.
- 3.- J-Boxes with open covers exposing the electrical wiring. See photo 36, 42 & 43.
4. Broken Light fixture. See Photo 35
- 5.- Romex Wiring
- 6.- Although there is a Smoke Detector and a Sprinkler Head there is no smoke barrier or adequate compartmentation on the "vertical" shaft between floors. See photo 43
- 5.- **Panel C:**In the Electrical Utility closet. Electrically it appears in fair condition but branch circuits are not labeled. They need to be labeled.

**Large Distribution Electrical Room # 717E**

- 6.- Romex wiring. See photo 58 & 60
- 7.- JBox with no cover exposing the wiring. Needs cover. See photo 51

**Wiring Condition above drop ceiling**

- 8.-Some J.Boxes without cover exposing the wires were found. Covers must be replaced. See Photos 23..







**24.- GENERAL ADDITIONAL COMMENTS 8<sup>TH</sup> FLOOR**

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**THIS IS A LIST OF ITEMS THAT NEED TO BE INSTALLED, REPAIRED OR REPLACED**

**Panel # AC** On wall in north side of elevator corridor 801 The branch circuit conductors need to be tied and re-dressed. See photos 06 & 08.

**Electrical Closet # 805**

- 1.- **J.Box.**- An old panel to the right of Panel A which remains as a J-Box. See Photo 14. Many wires inside. Not used wires should be cut, taped or removed. See photo 18.
- 2.- **Un-Accessible Disconnect.** A large amount of cables passing in front of a Disconnect makes it un-accessible. Cables should be bundled and pushed away from the Disconnect. See photo 15

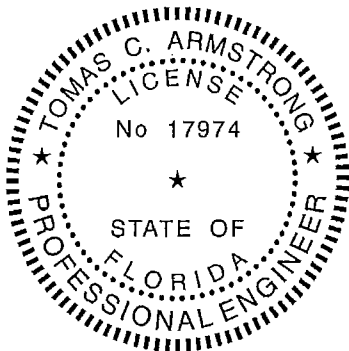
**24.- GENERAL ADDITIONAL COMMENTS 9<sup>TH</sup> FLOOR**

Note: The building department with jurisdiction requires that any electrical changes, upgrades and repairs described in this report be performed with a certified electrician under an electrical permit.

**THIS IS A LIST OF ITEMS THAT NEED TO BE INSTALLED, REPAIRED OR REPLACED**

**Electrical Closet adjacent to room 905**

- 1.- **No Name Panel** (call it "BB"): To the right of Panel B has no cover exposing the internal wiring.. Also this panel has no name and it is not labeled. This Panel has very limited accessibility due to a number of vertical conductors running in front of the panel. See Photo 13 & 14. Some conductors (Romex) have been connected to this panel from the front and that is probably the reason why the cover was removed and cannot be put back. See photos 13, 14, 21. This situation must be remedied.
- 2.- J.Boxes with open covers and wires spliced in open air. See photo 21
- 3.- It is a small closet with no adequate Working Space in front of the panels.



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**TOMAS C. ARMSTRONG P.E.# 17974**  
DATE: 02-17-2015





**24.- GENERAL ADDITIONAL COMMENTS 10<sup>TH</sup> FLOOR**

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**THIS IS A LIST OF ITEMS THAT NEED TO BE INSTALLED, REPAIRED OR REPLACED**

**Electrical Closet (riser closet) room 1000E**

- 1.- **Panel K1 Location:** Electrical Closet (riser closet) room 1000E has a number of conductors passing in front of the panel obstructing its access. Cables must be bundled and push away from the front of the panel;
- 2.- **J.Boxes** with open covers and wires spliced in open air. See photo 64
- 3.- Conduit cut at its end and wires exposed
- 4.- It is a small closet with no adequate Working Space in front of the panels.

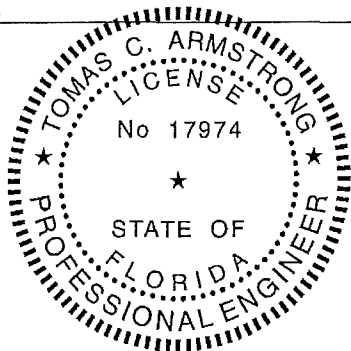
**24.- GENERAL ADDITIONAL COMMENTS 11<sup>TH</sup> FLOOR**

Note: The building department with jurisdiction requires that any electrical changes, upgrades and repairs described in this report be performed with a certified electrician under an electrical permit.

**THIS IS A LIST OF ITEMS THAT NEED TO BE INSTALLED, REPAIRED OR REPLACED**

**Electrical Closet (riser closet) room 1110E**

- 1.- Cables running in front of Panels and J.Boxes preventing access to the panels. See photos 15 & 19. Cables must be bundled and pushed away from the front of the panel;
- 2.- Cables running in front of Disconnect. See photos 16
- 3.- It is a small closet with no adequate Working Space in front of the panels.
- 4.- Back J.Box with old wires must be disabled and removed or removed and replace it See photo 22 & 23
- 5.- **Panel # E** does not have a circuit label description





**24.- GENERAL ADDITIONAL COMMENTS 12<sup>TH</sup> FLOOR**

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**THIS IS A LIST OF ITEMS THAT NEED TO BE INSTALLED, REPAIRED OR REPLACED**

No recommendation  
The electrical system in this floor appeared in fair condition.

**24.- GENERAL ADDITIONAL COMMENTS 13<sup>TH</sup> FLOOR**

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**THIS IS A LIST OF ITEMS THAT NEED TO BE INSTALLED, REPAIRED OR REPLACED**

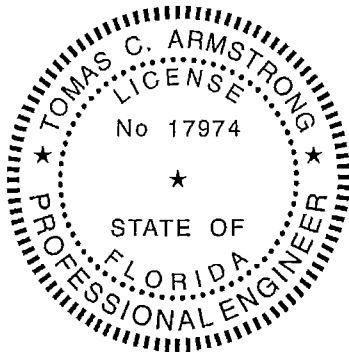
**ELECTRIC CLOSET ON THE FLOOR (riser closet) room 1303**

1.- Red electrical conductor hanging and exposed. See photo 05

**ELECTRIC CLOSET ON THE FLOOR (riser closet) room 1304E**

2.- Two electrical J.Boxes without covers exposing live wires.. See photos 06 & 08 & 14

3.- Excessive loose wires. They should be bundled and pushed away from front of panels. See photo 12.



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**TOMAS C. ARMSTRONG P.E.# 17974**  
DATE: 02-17-2015





**24.- GENERAL ADDITIONAL COMMENTS 14<sup>TH</sup> FLOOR**

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**THIS IS A LIST OF ITEMS THAT NEED TO BE INSTALLED, REPAIRED OR REPLACED**

**ELECTRIC CLOSET ON THE FLOOR (riser closet) room 1402**

- 1.- There is a bundle of heavy and exposed conductors without conduits connected to what appear to be a motor on/off switch. See photo 04. This installation has to be defined and approved by the AHU or removed or installed as per code.

**ELECTRIC CLOSET ON THE FLOOR (riser closet) room 1405**

- 2.- Cables inside J.Boxes have been cut and left without insulation.
- 3.- Gutter without cover, and cable connections running to the gutter without conduit, preventing the cover to be put back.

**WIRING CONDITION ABOVE CEILING**

- 4.- **Wiring Above Ceiling** appeared in fair condition appeared in fair condition However, there are many penetration thru the fire rated walls. See photos 21 thru 23.

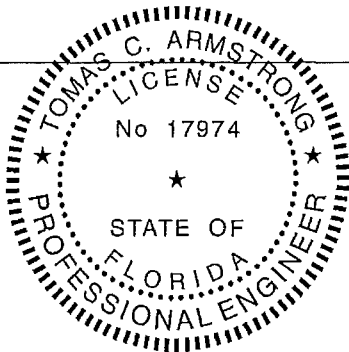
**24.- GENERAL ADDITIONAL COMMENTS 15<sup>TH</sup> FLOOR**

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**THIS IS A LIST OF ITEMS THAT NEED TO BE INSTALLED, REPAIRED OR REPLACED**

**THE ELECTRICAL ROOM 1500E**

- 1.- Too many loose cables that need to be bundled and pushed away from the front of J.Boxes (gutters) and panels. See photo 03, 24, 24 and 26
- 2.- What appeared to be electrical conductors have been cut and left exposed without insulation.
- 3. - J.Boxes without cover exposing the wires. See photo 04





**24.- GENERAL ADDITIONAL COMMENTS      16<sup>TH</sup> FLOOR**

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**THIS IS A LIST OF ITEMS THAT NEED TO BE INSTALLED, REPAIRED OR REPLACED**

**ELECTRIC CLOSET ON THE FLOOR (riser closet) room 1601E1**

- 1.- **Panel AC (C)**, is totally obstructed and its door opens in the wrong direction for the position where it is installed. The panel cannot be accessed because a) the small working area and b) the bundle of vertical cables running in front of the Panel. See photo 07.,10,11,& 12
- 2.- **Panel A**. Does not have a cover and the interior wiring is exposed. See photo 06
- 3.- **Vertical cables** must be bundled and pushed away from the front of the panels. See photo 10 & 11.
- 4.- **Debris** material inside the electrical room

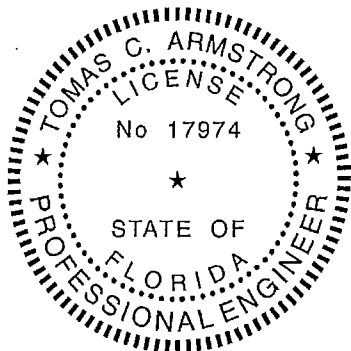
**24.- GENERAL ADDITIONAL COMMENTS      17<sup>TH</sup> FLOOR**

Note: The building department with jurisdiction requires that any electrical changes, upgrades and repairs described in this report be performed with a certified electrician under an electrical permit.

**THIS IS A LIST OF ITEMS THAT NEED TO BE INSTALLED, REPAIRED OR REPLACED**

**ELECTRIC CLOSET ON THE FLOOR (riser closet) room 1701E1**

There are no Electrical panels inside this electrical (riser) closet. But it is part of the system of riser closets. There is a large amount of vertical cables, They should bound together See photos 05,06, 07 & 08



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**24.- GENERAL ADDITIONAL COMMENTS      18<sup>TH</sup> FLOOR**

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**THIS IS A LIST OF ITEMS THAT NEED TO BE INSTALLED, REPAIRED OR REPLACED**

**ELECTRIC CLOSET ON THE FLOOR (riser closet) room 1800E1**

- 1.- There is a junction box exposing the rewires inside because it cannot be closed. This needs to be repaired. See photo 17

**24.- GENERAL ADDITIONAL COMMENTS      19<sup>TH</sup> FLOOR**

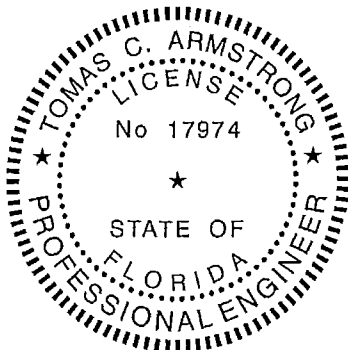
Note: The building department with jurisdiction requires that any electrical changes, upgrades and repairs described in this report be performed with a certified electrician under an electrical permit.

**THIS IS A LIST OF ITEMS THAT NEED TO BE INSTALLED, REPAIRED OR REPLACED**

**ELECTRIC CLOSET ON THE FLOOR (riser closet) room 1902E1**

Panel 19B appeared in good condition BUT it has no cover and cables are passing in front of it preventing a cover to be replaced.. See photo12 & 13.This must be corrected.

Also vertical cables should be tied and bundled and push away from the front of the panel.





**24.- GENERAL ADDITIONAL COMMENTS      20<sup>TH</sup> FLOOR**

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**THIS IS A LIST OF ITEMS THAT NEED TO BE INSTALLED, REPAIRED OR REPLACED**

The floor is undergoing a remodeling & floor improvement.

No recommendation for this floor

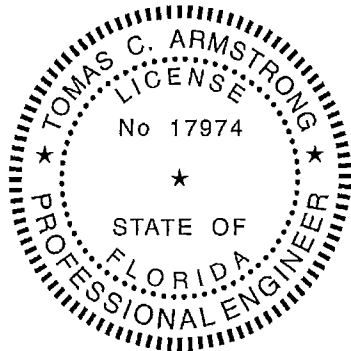
**24.- GENERAL ADDITIONAL COMMENTS      21<sup>ST</sup> FLOOR**

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**THIS IS A LIST OF ITEMS THAT NEED TO BE INSTALLED, REPAIRED OR REPLACED**

**ELECTRIC CLOSET ON THE FLOOR (riser closet) room 2100A**

J.Box with displaced cover exposing internal conductors. See photo 12. Cover must be put back



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**TOMAS C. ARMSTRONG P.E.# 17974**  
DATE: 02-17-2015





**24.- GENERAL ADDITIONAL COMMENTS 22<sup>ND</sup> FLOOR**

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**THIS IS A LIST OF ITEMS THAT NEED TO BE INSTALLED, REPAIRED OR REPLACED**

**ELEVATOR CORRIDOR NORTH. ROOM 2201**

**Panel 22B** (bottom) and **Panel 22A** (top) located in the elevator corridor north. Room 2201. This are not "original grandfathered" panels but panels that have been installed in a relatively more recent time. See photos 02 & 03 ,

Problems are as follows:

- a.- Panel 22B has two conductors per phase connected to the line lugs. The line lugs are rated for one connector only. See photo 07
- b.- A tap with smaller size conductors has been installed from the line lug of Panel 22B (bottom) to Panel 22A (top) but not terminated in a single breaker rather in Panel 22A without a main breaker"

This situation has to be corrected by replacing the single lug in Panel 22B with a "double lug" per phase and replacing Panel 22A with panel that contains a main breaker to satisfy the tap requirements or with another compliant solution.

**ELECTRIC CLOSET ON THE FLOOR (riser closet) room 2203E**

This electrical riser closet has no electrical switchgear inside but many vertical cables. They should be tied together .See photo 11 & 12.

Also a J.Box with displaced cover. See photo 13.

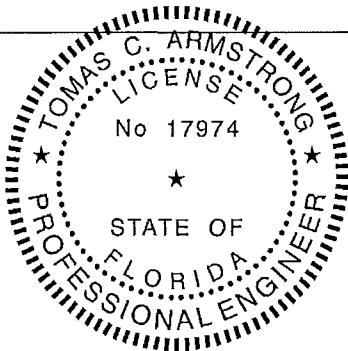
**24.- GENERAL ADDITIONAL COMMENTS 23<sup>RD</sup> FLOOR**

Note: The building department with jurisdiction requires that any electrical changes, upgrades and repairs described in this report be performed with a certified electrician under an electrical permit.

**THIS IS A LIST OF ITEMS THAT NEED TO BE INSTALLED, REPAIRED OR REPLACED**

**The floor is undergoing a remodeling & floor improvement.**

No recommendation for this floor



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DATE: 02-17-2015







**24.- GENERAL ADDITIONAL COMMENTS      24<sup>TH</sup> FLOOR**

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**THIS IS A LIST OF ITEMS THAT NEED TO BE INSTALLED, REPAIRED OR REPLACED**

**This floor is being used as storage**  
**Not fit for tenant occupation**

SEE PHOTOS: 14,15, 16,17,18,19,

**ELECTRIC CLOSET ON THE FLOOR (riser closet) room 2401E**

Two J.Boxes without cover. Cannot be closed and wires are exposed. Se photos 01 thru 04

**INTERIOR TENANT SPACE**

This floor is being used as storage. Not fit for tenant occupation. See Photos 14,15,16,17,18,19,

**BALCONY**

In process of renovation or installation of special communication system

Construction scaffold on the Balcony

Cables lying on the floor everywhere.

See photos 23,24,25,26,28, 29,30

The electrical panels on the 24th floor appeared in good condition.

**THE FOLLOWING ARE DEFICIENT OR LACKING**

Exit lights

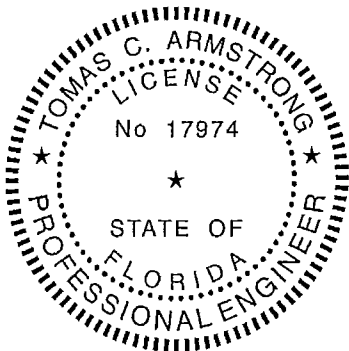
Emergency Lights

Broken conduits on ceiling

Smoke alarm and Fire alarm devices

Connections to mechanical equipment

All the items above are subject to electrical design and electrical permit when renovation schedule is set by Miami-Dade County



**24.- GENERAL ADDITIONAL COMMENTS      25<sup>TH</sup> FLOOR**

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**THIS IS A LIST OF ITEMS THAT NEED TO BE INSTALLED, REPAIRED OR REPLACED**

**The floor is undergoing a remodeling  
& floor improvement.**

**Emergency Lights**

Deficient;  
The entire floor is under renovation

**Exit Lights**

Deficient;  
The entire floor is under renovation

**Smoke Detectors**

Deficient;  
The entire floor is under renovation

**AHU Mechanical Room**

There are J.Boxes without cover. See photo 08  
There are expose wires. See photo 07

**24.- GENERAL ADDITIONAL COMMENTS      26<sup>TH</sup> FLOOR**

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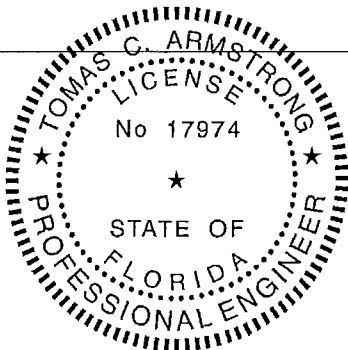
**THIS IS A LIST OF ITEMS THAT NEED TO BE INSTALLED, REPAIRED OR REPLACED**

**ELECTRIC ROOM ON FLOOR- Room 2603**

Gutter without cover. See photo 05

**Exit Sign**

Missing Exit Sign above door in room 2604. See photo 21.



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DATE: 02-17-2015

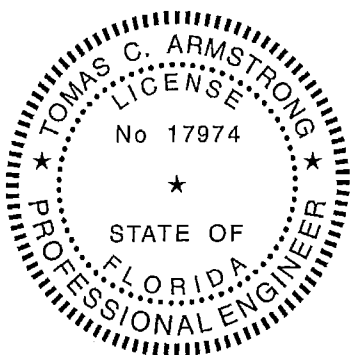


**24.- GENERAL ADDITIONAL COMMENTS      27<sup>TH</sup> FLOOR**

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**THIS IS A LIST OF ITEMS THAT NEED TO BE INSTALLED, REPAIRED OR REPLACED**

Set of exposed cables not terminated in a J.Box. See photo 04



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DATE: 02-17-2015



**MIAMI-DADE COUNTY  
OFFICE OF THE INSPECTOR GENERAL**

**EXHIBIT 14**

**Email from the City of Miami's Chief of Unsafe Structures Division to the  
Property Appraiser's Office Dated October 3, 2014 and Attachment  
(3 pages)**

**OIG REPORT**

***Review of the Dade County Courthouse and the  
40/50 Year Recertification Requirement***

**IG15-06**

**Goldberg, Daniel S.**



**From:** Diaz, Rene  
**Sent:** Tuesday, October 28, 2014 3:02 PM  
**To:** Goldberg, Daniel S.  
**Subject:** FW: My contact information  
**Attachments:** Copy of Copy of Copy of mdc\_city\_owned\_prp (2) REVISED ( RENE ).xlsx; image003.jpg; image006.png; Image007.png; Image001.jpg; Image002.jpg



Rene I. Diaz, Chief of Unsafe Structures  
City of Miami Unsafe Section  
444 SW 2<sup>nd</sup> Avenue 4<sup>th</sup> Floor  
Miami, Florida 33130  
Telephone: 305-416-1107  
Cell phone: 786-251-7181  
[redlaz@miamigov.com](mailto:redlaz@miamigov.com)

Filed 10-29 <sup>π</sup> **EX. (1)** A.D. 2014  
Case No. 14-27445-CA  
**HARVEY RUVIN**  
Clerk Circuit Court

To learn more about our Unsafe Structures process just click → [here](#)  
To learn more about the 40-Year Recertification process, please click → [here](#)  
To reach the Building Department webpage, please click → [here](#)

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**From:** Diaz, Rene  
**Sent:** Friday, October 03, 2014 6:25 PM  
**To:** Nairn, Darryl (PA)  
**Cc:** Iglesias, Peter; Pons, Maurice; Rodriguez, Paola  
**Subject:** RE: My contact information

Good afternoon Darryl,

Thank you for calling me back regarding this matter. Attached is a list of 20 Miami-Dade County owned properties within the City of Miami that are currently showing a year built of "0" and have structures on them. As per our phone conversation, we obtain on a yearly basis a list from the property appraisals office listing all of the properties that are due for recertification on that particular year based on the date of construction.

The problem we are having is that since these properties are showing a "0" year built, they are not being included on any recertification list and are not being recertified as they are required by the Miami-Dade County Ordinance No. 75-34

(amended by Ordinance 92-1) and under Section 8-11 (f). Please let me know if this issue can be corrected to ensure these properties are included on future recertification lists:

Thanking you in advance for your help in this matter.



René I. Díaz, Chief of Unsafe Structures  
City of Miami Unsafe Section  
444 SW 2<sup>nd</sup> Avenue 4<sup>th</sup> Floor  
Miami, Florida 33130  
Telephone: 305-416-1107  
Cell phone: 786-251-7181  
[rediaz@miamigov.com](mailto:rediaz@miamigov.com)

To learn more about our Unsafe Structures process just click → [here](#)  
To learn more about the 40-Year Recertification process, please click → [here](#)  
To reach the Building Department webpage, please click → [here](#)

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---

**From:** Nairn, Darryl (PA) [<mailto:can@miamidade.gov>]  
**Sent:** Friday, October 03, 2014 4:31 PM  
**To:** Diaz, Rene  
**Subject:** My contact information

Sincerely,  
Darryl Nairn, CFE  
Property Appraiser Supervisor I  
Phone: 305 375-4071

**How can we help YOU?**  
Miami-Dade Property Appraiser

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We'd like to know how we can improve our office and the service we provide.  
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Folio	Property Address	Cluc	Owner Name	Lot Size in Sqft/Acres (MDC)	Lot Size in Sqft (GIS)	Year Built	Owned By
0101030301020	430 NW 9 ST	80	MIAMI-DADE COUNTY GSA R/E MGMT	30,000	28,535	0	MDC
0101100801160	201 NW 1 ST	47	MIAMI-DADE COUNTY GSA R/E MGMT-DGC	15,000	14,572	0	MDC
0101100801170	120 NW 2 AVE	80	MIAMI-DADE COUNTY GSA R/E MGMT-FLEET MGMT	7,500	7,696	0	MDC
0131140010010	911 NW 67 ST	47	MIAMI-DADE COUNTY WATER AND SEWER	5	191,868	0	MDC
0131140230290	1123 NW 58 TER	80	MIAMI-DADE COUNTY 701 NW 1 CT	5,680	4,636	0	MDC
0131220140481	1886 NW 50 ST	80	MIAMI-DADE COUNTY GSA R/E MGMT	4,796	4,828	0	MDC
0131240180660	338 NW 49 ST	80	MIAMI-DADE COUNTY 701 NW 1 CT	3,600	3,549	0	MDC
0131250630030	2001 NW 3 AVE	80	MIAMI-DADE COUNTY 701 NW 1 CT	61,089	68,424	0	MDC
0131250650010	325 NW 20 ST	80	MIAMI-DADE COUNTY 701 NW 1 CT	3	133,947	0	MDC
0131270690010	1840 NW 28 ST	47	MIAMI-DADE COUNTY 701 NW 1 CT	2	83,591	0	MDC
0131270810010	2936 NW 17 AVE	47	MIAMI-DADE COUNTY 701 NW 1 CT	3	119,792	0	MDC
0131350370030	1325 NW 12 ST	80	MIAMI-DADE COUNTY GSA R/E MGMT	2	94,441	0	MDC
0131360051050	18 NE 15 ST	47	MIAMI-DADE COUNTY MIAMI-DADE TRANSIT AGENCY	0	10,115	0	MDC
0131360270010	220 NW 20 ST	80	MIAMI-DADE COUNTY 701 NW 1 CT	3,164	5,244	0	MDC
0131360640020	1600 NW 3 AVE	47	MIAMI-DADE COUNTY HUMAN SERVICES	7	308,778	0	MDC
0132080280010	1295 NE 79 ST	80	MIAMI-DADE COUNTY PARKS AND RECREATION	31,799	31,780	0	MDC
0141040000040	2901 W FLAGLER ST	47	MIAMI-DADE COUNTY CULTURAL AFFAIRS	10	422,639	0	MDC
0141210070890	3685 OAK AVE	80	MIAMI DADE COUNTY CED	5,000	5,039	0	MDC
0141210070960	3631 OAK AVE	80	MIAMI-DADE COUNTY 701 NW 1 CT	5,000	5,342	0	MDC
0142160000010	3989 RICKENBACKER CSWY	47	MIAMI DADE COUNTY WATER AND SEWER	117	5,522,444	0	MDC
			COMERCIAL				
			RESIDENTIAL				