



MIAMI BEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, www.miamibeachfl.gov

COMMISSION MEMORANDUM

TO: Mayor Matti Herrera Bower and Members of the City Commission

FROM: Jorge M. Gonzalez, City Manager

DATE: October 14, 2009

SUBJECT: **REFERRAL TO THE LAND USE AND DEVELOPMENT COMMITTEE - DISCUSSION REGARDING THE POSSIBILITY OF MAKING A REQUEST TO THE MIAMI-DADE COUNTY COMMISSION TO ADOPT SOME SHORT-TERM MODIFICATION TO THE 40 YEAR RECERTIFICATION ORDINANCE TO PROVIDE RELIEF DURING THESE ECONOMIC TIMES.**

RECOMMENDATION

Refer the item.

BACKGROUND

Section 8-11(f) of the Miami-Dade County Code entitled *Recertification of buildings and components* requires that all buildings, except single-family residences, be recertified when they have been in existence for 40 years. All subsequent recertifications are required at ten (10) year intervals. An architect or engineer must submit a signed and sealed report attesting to the structural and electrical integrity of the building for the specified use for continued occupancy. If repairs or modifications are necessary, the owner shall have a total of 150 days from the date of Notice of Required Inspection in which to complete the repairs or modifications.

ANALYSIS

There are many building owners and Home Owner Associations that find it difficult during these difficult economic times to pay for the repairs necessary to be in compliance with the 40/10 year recertifications. Staff is of the opinion, that some flexibility could be provided by working with the building owners and their engineers to prioritize the repairs, and to deal with the most immediate life safety items first and providing additional time to complete the less immediately sensitive items. Given that this is a County Ordinance, it will require a County Commissioner or staff agency to sponsor this legislative change.

CONCLUSION

It is requested that this issue be added to the next available Land Use and Development Committee meeting for discussion.

JMG/AR

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Agenda Item C4A
Date 10-14-09

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