




MEMORANDUM

To: Honorable Mayor and City Council

From: Theresa Therilus, Esq., City Manager 

Date: July 2, 2021

RE: **Building Inspections in the City of North Miami**

The Building department is taking swift action to identify and address any outstanding issues with buildings that have not yet completed their 40-year recertification. In addition, staff will be closely monitoring buildings whose 40-year recertification is due this year. The 40-year recertification process assesses structural, electrical, and lighting issues and requires a report submitted by a licensed engineer.

This past week, staff inspected several buildings based on specific complaints and will be enforcing any necessary compliance with those buildings. Next week, the City will be sending out notices to all building owners that have been identified as being past due with their 40-year recertification. The City will also resend notices to those pending their 40-year recertification this year.

Beginning **July 3, 2021**, The Building Department will conduct a systematic review of buildings in the City that are past due for the 40-year recertification, Staff will review buildings in the process of structural repair. The inspections will be visual in nature and assess the overall safety of the structures. The primary issues they will investigate include, but are not limited to:

- Concrete cracking
- Concrete spalling
- Exposed rebar
- Subsiding of soil
- Noticeable electrical problems
- Railings
- Any other safety problems that are evident

An inspection team has been assembled to conduct visual inspections of all buildings over the next four weeks. The inspections will take place daily, including weekends and after hours, until completed. Staff will provide a weekly status report.

c: Stephen Pizzillo, Building Director

TT:yp