

MIAMI BEACH

OFFICE OF THE CITY MANAGER

NO. LTC #

281-2021

LETTER TO COMMISSION

TO: Honorable Mayor Dan Gelber and Members of the City Commission

FROM: Alina T. Hudak, City Manager 

DATE: 7/9/2021

SUBJECT: **UPDATE #2 ON THE BUILDING DEPARTMENT RESPONSE TO THE SURFSIDE BUILDING COLLAPSE**

The City continues to perform proactive site visits and respond to residential concerns to ensure the safety of Miami Beach buildings and residents with respect to the Florida Building Code, Miami-Dade County Code and the 40-year recertification process. This is a multi-departmental response, with support from the City Manager's Office, the Office of Marketing and Communications, Housing and Community Services Department, Code Compliance Department, the Police Department, and the Fire Rescue Department.

Key priorities include:

- Handling follow-up issues generated from the observational site visits. The Building Department visited the 507 buildings that are within the 40-year certification process. The purpose was to identify any obvious signs of structural concerns.
- Providing information to buildings within the certification process that were issued a 21-day notice by the Building Department on June 29, 2021. The notice requires reports from licensed design professionals that must detail the conditions of the structural and electrical systems and a cover letter indicating whether the buildings can be occupied. The reports must be submitted to the City within 21-days and will be reviewed by Ana Salgueiro, PE, the City of Miami Beach Building Official.
- Responding to additional concerns about individual buildings unrelated to the 40-year certification process. These requests are assigned to the inspection team to respond and research further.
- Participating with Miami-Dade County and professional peers on potential improvements to the 40-year certification process and the Florida Building Code.
- Responding to a large volume of public records and media requests.

UPDATES

Like our neighboring local governments, the City is facing the difficult task of balancing building safety concerns with the disruption that residents may face through potential evacuation. Through the 40-year certification site visits, the Building Department observed concerns for ten of these buildings. These concerns were severe enough to be issued Unsafe Structure notices requiring more immediate compliance. Four of these properties are complying currently, two have advised they will comply today, and four have not provided additional information. The Building Official visited these sites again

today. One of these buildings may need to be vacated and the Housing and Community Services Department is mobilized to assist. Others will need varying levels of enforcement, for example, securing balconies.

While safety remains our top priority, the City is also taking extensive action to properly notify the building owners and property managers when identified, including:

- Posting a visible red Unsafe Structure placard at all entrance doors, with compliance instructions;
- Proactively calling unresponsive responsible parties; and
- Holding meetings with responsible parties to discuss the issues and corrective actions needed.

I remain committed to being proactive and responsive to our community. This is an evolving process and I will continue to keep you updated. Please contact me or Eric Carpenter, Assistant City Manager at ericcarpenter@miamibeachfl.gov with any questions.


ATH/EC/AK/AMS