

[Home \(/global/home.page\)](#) > [Regulatory and Economic Resources \(/global/economy/home.page\)](#) > [Building & Construction \(https://www.miamidade.gov/building/\)](#) > Recertification

## Recertification

Share:  

---

### Changes effective June 2022

#### How are building recertifications affected by the new law?

The [new state law \(https://flsenate.gov/Session/Bill/2022D/4D/BillText/er/PDF\)](https://flsenate.gov/Session/Bill/2022D/4D/BillText/er/PDF), which went into effect on May 26, 2022, created new requirements for milestone inspections of condominium and cooperative association buildings that are three stories and taller. Miami-Dade County has had a building recertification program since 1975, which was amended on June 1, 2022. The integration of the new law together with the [amended Miami-Dade ordinance \(https://miamidade.gov/building/library/amended-miami-dade-ordinance.pdf\)](https://miamidade.gov/building/library/amended-miami-dade-ordinance.pdf), has the following impacts to all existing buildings in Miami-Dade County.

1. All buildings built on or before 1982 that have already had an initial recertification inspection through Miami-Dade's 40-Year program will continue to follow the established schedule.
2. Coastal condominium and cooperative buildings three stories or taller built between 1983 and 1997 and located within three miles of the coastline must have a recertification inspection by December 31, 2024, and every 10 years thereafter. These buildings are being identified through a GIS mapping project. All other buildings built between 1983 and 1992 must have a recertification inspection by December 31, 2024, and every 10 years thereafter.
3. All condominium and cooperative association buildings that are three stories or taller located within three miles of the coastline built on or after 1998 must have a building recertification inspection when the building age reaches 25 years, and every 10 years thereafter. All other buildings built on or after 1993 must have a recertification inspection when the building age reaches 30 years, and every 10 years thereafter.

### Changes effective January 2022

The recertification program in Miami-Dade County has been strengthened to include inspecting additional building components and providing a more detailed look into

existing buildings. Approved by the Board of Rules and Appeals (BORA), the updated guidelines and report templates have been revised and are available below. Information about how the new guidelines and report templates have changed is also available below.

### **How the process starts**

Each year, new properties become subject to the recertification process at 30 years and every 10-year interval thereafter for the life of the structure, pursuant to Section 8-11(f) ([https://library.municode.com/fl/miami\\_-\\_dade\\_county/codes/code\\_of\\_ordinances?nodeId=PTIICOOR\\_CH8BUCO\\_ARTIAD\\_S8-11EXBU](https://library.municode.com/fl/miami_-_dade_county/codes/code_of_ordinances?nodeId=PTIICOOR_CH8BUCO_ARTIAD_S8-11EXBU)) of the Code of Miami-Dade County. For those properties that require certification, the property owners receive a Notice of Required Recertification to commence the process. **The recertification reports must be submitted within 90 days from the date of notice.**

Note that the following types of residences do not go through the recertification process: single-family homes, duplexes, and buildings with 10 occupant load or less and 2,000 square feet or less.

### **After Notification**

Property owners must submit written recertification reports prepared by a Florida-registered professional engineer or architect, certifying each building or structure is structurally and electrically safe for the specified use for continued occupancy. The design professional must have proven qualifications by training and experience in the specific technical field covered in the inspection report (structural and/or electrical) as per the Miami-Dade County Code.

## **General Guidelines and Form Templates**

## **Changes to Guidelines and Report Templates**

### **How have the approved guidelines and report templates changed?**

The approved General Considerations & Guidelines represents a concise guidance document for performing and reporting a building's conditions for continued safe occupancy and now include:

- Status of the Structural Glazing inspection on threshold buildings as required by Miami-Dade County Code Chapter 8-11(f)(v) and Florida Building Code Section 2415.7.4.

- The building façade must now be included wholistically. Not just for balconies, railings, or windows but also for cladding and any appurtenance that can become detached.
- Infrared thermography inspection on electrical systems operating at 400 amperes or greater using approved equipment and operated by certified technician.
- Researching the document history of the building to assist with the building's inspection by examining permit records.
- Researching any unsafe structure case initiated by the building official on the building and how it may affect the overall recertification of the building.
- Identifying unpermitted activities on the building, such as but not limited to, additions that may affect the structure and its ability to remain safe for continued occupancy.
- How to handle repairs identified in the inspection report and when permitting is required.
- Completing the reports succinctly using photos and site plans using the new fillable report templates. These are the only report templates acceptable.
- Communicating that the code-in-effect at the time of original construction and the corresponding code for improvements thereafter is used for the inspection, not requiring the building to be brought into current code.

The Structural Report Template has been updated to include additional building components and details of the structure and includes:

- Foundation is a new category added to the structural report. Investigating excessive settlement or ground subsidence must now be considered.
- Indicating signs of overloading within the various load carrying building components must now be investigated and reported on.
- Top of building conditions such as parapet walls and hanging mansards must be closely looked at for signs of deterioration.
- Special or unusual features of a building such as membrane structures, chimneys, retaining walls and seawalls are now part of those components that need to be inspected.
- Photo documentation is now part of the reporting the design professional must submit together with their written reports.
- Exterior doors, structural glazing report status, building façade inspection on threshold buildings, and special or unusual features in the building are now part of the report.
- Please note that proprietary reporting forms will not be accepted.

The Electrical Report Template has been updated to include the following:

- The most notable addition to the electrical report is the Infrared thermography inspection that is now required on electrical systems operating at 400 amperes or greater. This is an inspection performed using an instrument operated by a

certified technician which identifies thermal anomalies throughout the electrical system. Thus, potentially discovering issues in the electrical system over what the normal eye could detect.

- Photo documentation is now part of the reporting the design professional must submit together with their written reports.
- Please note that proprietary reporting forms will not be accepted.

#### Quality Assurance Compliance Inspections

- County inspectors will now conduct quality assurance compliance inspections as part of the recertification report review.
- Threshold buildings, other types of commercial and residential buildings will be included as part of the compliance inspections.

#### Parking Lot Illumination and Guardrail Certificates

- Part of the recertification of buildings includes applicable parking lot illumination and waterway guardrail certification of compliance.
- Parking Lot Illumination must be certified to meet the standard of Miami-Dade Code Section 8C-3.
- Parking Lot Guardrails must be certified to meet the requirements of Miami-Dade Code Section 8C-6 when adjacent or abutting a canal, lake, or other body of water.
- If guardrails are not in place, a permit to install them must be obtained.
- These certificates must be submitted as part of the recertification packet.

#### Advance Courtesy Noticing of Required Recertifications

- As of January 2022, the County will provide, where applicable, advance courtesy noticing of required recertifications.
- Advance courtesy noticing will begin two-years before the required recertification cycle, followed by another notice one-year prior to the final 90-day notice of required recertification.
- Early noticing helps property owners and building managers in planning for the hiring of an engineer or architect and budgeting for any repairs required to maintain compliance with the applicable codes.

#### Recertification Upload Portal

- The County has deployed an upload portal to facilitate submittal of the recertification reports for County jurisdiction, also known as Unincorporated Miami-Dade Service Area (UMSA).
- On this portal you may upload, the Structural and Electrical reports, together with the Parking Lot Illumination and Guardrail certificates, and any other document necessary for building recertification.
- Recertification fees may be paid online through the portal.

- [Building Recertification Portal \(https://www.miamidade.gov/Apps/RER/EPSPortal\)](https://www.miamidade.gov/Apps/RER/EPSPortal)

## Digital Signatures

- Recertification reports may be submitted electronically using digital signature.
- By creating a single PDF file for each report, the corresponding design professional should apply their digital signature to the file for validation. For more information, read about [Digitally Signing and Sealing Documents](https://www.miamidade.gov/global/economy/permits/digital-signing-sealing.page) (<https://www.miamidade.gov/global/economy/permits/digital-signing-sealing.page>).

## Common Questions & Answers

### **What happens if a building fails to submit the required recertification?**

If the property owner fails to obtain the recertification within the timeframe required, the property is referred to the Unsafe Structures Section and an enforcement case is opened. Unsafe Structures monitors the recertification process thereafter including posting the building unsafe; issuance of a Notice of Violation; referral to the [Unsafe Structures Board](https://www.miamidade.gov/building/boards-unsafe-structures.asp) (<https://www.miamidade.gov/building/boards-unsafe-structures.asp>); and review of Board Order timelines for compliance and repairs, orders to vacate, collections of enforcement cost and any other action deemed necessary.

For more information about unsafe structures, email [BuildingSupport@miamidade.gov](mailto:BuildingSupport@miamidade.gov) (<mailto:BuildingSupport@miamidade.gov>), or call 786-315-2424.

### **How do I know if a property has a Building Recertification?**

There are currently 35 municipalities within Miami-Dade County, and each municipality's building official has jurisdiction over building permitting, inspections and recertifications. Any questions regarding the requirements and specifications for recertifications should be directed to the specific agency that contacted you.

If your property is located within unincorporated Miami-Dade County (folio begins with 30), you may access recertification cases using the [Recertification Portal](https://bldgappl.miamidade.gov/FortyPortal/) (<https://bldgappl.miamidade.gov/FortyPortal/>).

You may search [Building Support System](https://www.miamidade.gov/Apps/RER/RegulationSupportWebView/) (<https://www.miamidade.gov/Apps/RER/RegulationSupportWebView/>) for records relating to building code violations in unincorporated Miami-Dade County. For more information about unsafe structures, call 786-315-2424 or email [BuildingSupport@miamidade.gov](mailto:BuildingSupport@miamidade.gov) (<mailto:BuildingSupport@miamidade.gov>).

### **How may I obtain a copy of the report?**

You may [request a public records](https://www.miamidade.gov/global/publicrecords/regulatory-and-economic-) (<https://www.miamidade.gov/global/publicrecords/regulatory-and-economic->

[resources.page](#)), search on the property, or email at [bldgdept@miamidade.gov](mailto:bldgdept@miamidade.gov) (<mailto:bldgdept@miamidade.gov>).

### **What can I do if I have concerns about my building?**

Property owners and condominium associations having doubts about the integrity of their high-rise structure can commission a structural engineer, even if they have not already been mandated to do so through their municipalities' official recertification process, to conduct a thorough structural inspection.

### **Where may I make a complaint against my association for not maintaining the building?**

Customers with complaints or concerns about their HOA/management company may contact the state's Department of Business and Professional Regulation (DBPR) - Division of Condominiums, Timeshares and Mobile Homes.

You can [submit a complaint online \(http://www.myfloridalicense.com/DBPR/condos-timeshares-mobile-homes/\)](http://www.myfloridalicense.com/DBPR/condos-timeshares-mobile-homes/), or by contacting their Customer Contact Center at 850-487-1395.

### **What if the report indicates that repairs are required?**

If repairs are needed, proper permitting procedures must be followed before the building can be recertified. For more information, visit [Common Permits and Certificates \(https://www.miamidade.gov/permits/\)](https://www.miamidade.gov/permits/), call 786-315-2100 or email [RER-SPA@miamidade.gov](mailto:RER-SPA@miamidade.gov) (<mailto:RER-SPA@miamidade.gov>).

## **Temporary Shoring Procedures**

As Department staff inspects buildings for their structural integrity as part of recertification or an Unsafe Structure Case, the property owner may be asked to temporarily shore up the structure(s) while they obtain and submit plans for actual repairs. Shoring is the process of supporting a building to keep it from falling by placing something under or against it during repairs or alterations.

Please review "[Temporary Shoring Guidelines \(https://www.miamidade.gov/permits/library/permitting-guidelines-for-temporary-shoring.pdf\)](https://www.miamidade.gov/permits/library/permitting-guidelines-for-temporary-shoring.pdf)," regarding permitting requirements, documents required for permit, and inspections that must be requested.

Was this page helpful?

Yes

No