



Electrical 50-Year Recertification Report

Name: Byron Carlyle Theater

Location: 500 71st St.
Miami Beach, FL 33141-3018

Folio No: 02-3211-002-1070

Case No: Not Applicable

Date of Inspection: August 22, 2018

Present Use: Cinema / Theater

QUALIFICATIONS:

This Fifty (50) year Electrical Recertification site inspections and associated report were the work of TLC Engineering for Architecture South Florida Operations (Miami Office) under the direction of Ralph Baeza, PE, who is a Senior Electrical Engineer of the firm and a registered Professional Engineer in the State of Florida with the license no. 42641.

GENERAL DESCRIPTION:

The existing building is a two (2) story flat roof structure.

GENERAL PROCEDURE:

This inspection began at the exterior. It continued through the interior. The condition of the electrical distribution equipment, at the electrical/mechanical room and other areas inside the building where other panel boards are located were visually observed. The different visible electrical components such as lighting fixtures, wiring devices, safety switches and exposed conduit runs were observed throughout the whole building.

Refer to the "MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING'S ELECTRICAL RECERTIFICATION" per Code of Miami-Dade County, Sec 8-11, Ordinance no. 01-112 for additional information.

LIMITATIONS:

1. No concealed spaces were exposed to view.
2. No instrumentation tests were performed.

3. No attempt was made to confirm or verify the original electrical design or to perform an exhaustive analysis of the electrical system.
4. As a routine matter, in order to avoid possible misunderstandings, nothing in this report should be construed as directly or indirectly as a guarantee of any portion of the electrical system. To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition at this date of the building based upon evaluation of observed condition to an extent reasonably possible.

DEFICIENCIES:

1. Visual observations of water damage to the electrical service 2-section panelboard assembly was observed in the main electrical room; the panelboard assembly is showing signs of corrosion. Refer to photo no. 1 of the document entitled "Byron Carlyle Theater Photographs".
2. Visual observations of water damage to conduit penetrations into the floor were observed in the main electrical room. There is a possibility that wiring located in these conduits may have been exposed to water intrusion and may be compromised. Refer to photo no. 2 of the document entitled "Byron Carlyle Theater Photographs".
3. Wooden pallets were observed on the floor of the main electrical room. It is TLC's understanding that the main electrical room is situated below the base flood elevation and that the pallets are for personnel to walk on when standing water is located within the room. This condition presents a safety hazard. Refer to photos no. 3 and 4 of the document entitled "Byron Carlyle Theater Photographs".
4. Some electrical equipment are showing signs of corrosion and need replacement. Refer to photos no. 5 and 6 of the document entitled "Byron Carlyle Theater Photographs".
5. Some electrical panelboards contain manufacturer labels by Frank Adam and are outdated and obsolete.
6. Countertop millwork located in front of panelboards 1LR2 and 1LR3 were observed; this condition is in violation of the National Electrical Code (NEC, 2014 edition), section 110.26 for required working clearances in front of electrical equipment.
7. A grounding electrode conductor connection observed in the main electrical room appears to show signs of corrosion. This condition might be a result of possible water damage experienced in the main electrical room. Refer to photo no. 7 of the document entitled "Byron Carlyle Theater Photographs".
8. Some emergency lighting fixtures do not appear to be working as intended. The replacement and addition of emergency lighting fixtures for life safety and path of egress is required.
9. The existing fire alarm system needs to be updated/replaced with voice communication for the type of occupancy classification. Refer to photo no. 8 of the document entitled "Byron Carlyle Theater Photographs".
10. New location of main electrical room and associated power distribution equipment situated above the base flood elevation is necessary.
11. The outdated and obsolete electrical equipment are recommended to be replaced with new.

We anticipate that the costs of completing the necessary electrical repairs will be approximately \$562,000. TLC recommends that these corrective actions are reviewed by an electrical contractor and a professional estimator for a more accurate cost estimate.

Please do not hesitate to call me if you have any questions and/or comments.

Sincerely,

TLC Engineering for Architecture
Dr. Ralph Baeza, PE
Senior Electrical Engineer