

**CITY OF MIAMI BEACH
BUILDING DEPARTMENT
1700 Convention Center Drive, 2nd Floor
Miami Beach, FL 33139
(305) 673-7610**

BR130031 RECERT

**LETTER OF BUILDING RECERTIFICATION
IN ACCORDANCE WITH ORDINANCE SECTION 8-11(f)**

08-01-2014

**VENTURA WAY LLC
1506 COLLINS AVE
MIAMI BEACH FL 33139-3111**

**RE: 1506 COLLINS AV MBCH
Parcel #: 32340191040
Activity #: BR130031**

Dear Owner:

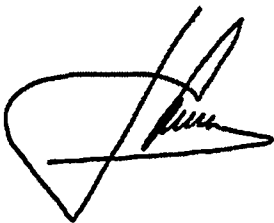
This department has received the structural and electrical reports dated 06/21/2012 stating that an Architect/Engineer has examined the above referenced building and that he/she recommends it is structurally and electrically safe for its continued occupancy.

Based on acceptance of this report, we hereby grant this LETTER OF RECERTIFICATION for the above subject premises in accordance with Metropolitan Miami-Dade County Ordinance No. Section 8-11(f).

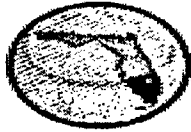
The expiration date 06/22/2022, of this approval as stated in said Ordinances, is 10 years from 06/21/2012. This recertification letter does not exclude the building from subsequent inspections as deemed necessary by the Building Official, as specified in Metropolitan Miami-Dade County Section 8-5.

As a routine matter, and in order to avoid possible misunderstanding, nothing in this letter should be construed directly, or indirectly, as a guarantee of the safety or any portion of the structure. However, based on the terms stated in the Ordinance Section 8-11(f), continued occupancy of the building will be permitted in accordance with the minimum procedural guidelines for recertification A/E structural report on file with this office.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mariano', written over a large, stylized, looped graphic that resembles a signature or a stylized letter 'M'.

**Mariano V. Fernandez, PE
Building Official**



FLORIDA BUILDING ENGINEERING & INSPECTIONS

12555 Biscayne Blvd #934 No. Miami, Florida 33181
Office (305) 895-8001 Fax (305) 895-7001
www.inspectionsandengineering.com

RE: Folio # 02-3234-019-1040
OWNER NAME: VENTURA WAY LLC
PROPERTY ADDRESS: 1506 COLLINS AVE
MIAMI BEACH, FLORIDA
DATE OF INSPECTION: July 9, 2013

TO: CITY OF MIAMI BEACH BUILDING DEPARTMENT OFFICIAL

On behalf of the above-mentioned property owner I would like to respectfully request that Recertification per Miami-Dade county Ordinance NO. 75-34 (amended by Ordinance 92-1) be granted to the above-mentioned structure.

I have inspected the above-mentioned property and find the building "structurally and electrically" safe for its intended use and occupancy".

As routine matter, in order to avoid possible misunderstanding, nothing in the report attached should be construed directly, or indirectly as a guarantee for any portion of the structure. Future function is not guaranteed in any way. To the best of my ability and knowledge this report represents an accurate appraisal of the present conditions of the building(s) based upon careful evaluation of the observed conditions, to the extent reasonably possible.

Thank you for your attention to this matter.

Sincerely,

Paul Pineda PE 61808
Professional Engineer
07-09-2013

2013 OCT - 3 PM 12: 58

City of Miami Beach
Building Dept.



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**BUILDING DEPARTMENT
MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR
BUILDING'S ELECTRICAL RECERTIFICATION**

BUILDING DEPARTMENT

INSPECTION COMMENCED

DATE: 07-09-2013

INSPECTION COMPLETED

DATE: 07-09-2013

INSPECTION MADE BY:

**Florida Building Engineering & Inspections
CA # 27266 / Paul Pineda, PE 61808
12555 Biscayne Blvd #934
North Miami, Florida 33181
Tel: (305) 895-8001/ Fax: (305) 895-7001**

Name of Title: VENTURA WAY LLC
Street Address: 1801 SW 8 STREET MIAMI
Legal Description: ALTON BEACH 1ST SUB PB 2-77 LOT 1 BLK 57
Owner's Name: VENTURA WAY LLC
Owner's Mailing Address: 1506 COLLINS AVE MIAMI BEACH, FL 33139
Folio Number of Building: 02-3234-019-1040
Building Code Occupancy Classification: 0021 HOTEL
Present Use: 29 ROOM HOTEL
General Description, Type of Construction, Size, Number of Stories,

Features: CBS 4 STORY STORY-TOTAL ADJ. AREA 21832 SQ-FT
ACCORDING TO P. REC

Additional Comments:

07-09-2013

**GUIDELINES AND INFORMATION FOR
RECERTIFICATION OF ELECTRICAL SYSTEMS OF
FORTY(40) YEAR STRUCTURES**

1. ELECTRIC SERVICE

1. Size: Amperage 2 (400) Fuses (X) Breakers ()
2. Phase: Three Phase (X) Single ()
3. Condition: Good () Fair (X) Needs Repair ()
4. Comments: **MAIN DISCONNECT LOCATED IN BUILDING**

2. METER AND ELECTRICAL ROOM:

1. Clearance: Good () Fair (X) Requires Correction ()
2. Comments:

3. GUTTERS

1. Location: Good (X) Requires Repair ()
2. Taps and fill: Good (X) Requires Repair ()

4. ELECTRICAL PANELS

1. Panel # (ALL) Location: **INSIDE EACH
HOTEL ROOM**

2. Panel # () Location:

3. Panel # () Location:

4. Panel # () Location:

5. Panel # () Location:

6. Panel # () Location:

7. Panel # () Location:

8. Panel # () Location:
Conditions: Good (X) Requires Repairs ()
Comments:



07-24-2013

5. BRANCH CIRCUITS

1. Identified: Yes (X) Must be identified ()
2. Conductor: Good (X) Deteriorated () Must be Replaced ()
3. Comments:

6. GROUNDING OF SERVICE

- Condition: Good (X) Repairs Required ()
Comments:

7. GROUNDING OF EQUIPMENT

- Condition: Good (X) Repairs Required ()
Comments:

8. SERVICE CONDUITS/RACEWAYS

- Condition: Good (X) Repairs Required ()
Comments:

9. SERVICE CONDUCTORS AND CABLES

- Condition: Good (X) Repairs Required ()
Comments:

10. TYPES OF WIRING METHODS

- Condition: OK
Conduit Raceways: Good (X) Repairs Required ()
Conduit PVC: Good () Repairs Required ()
NM Cables: Good () Repairs Required ()
BX Cables: Good () Repairs Required ()

11. FEEDER CONDUCTORS

- Condition: Good (X) Repairs Required ()
Comments:

12. EMERGENCY LIGHTING

- Condition: Good (X) Repairs Required ()
Comments:

13. BUILDING EGRESS ILLUMINATION

- Condition: Good (X) Repairs Required ()
Comments:

14. FIRE ALARM SYSTEM

- Condition: Good (X) Repairs Required ()
Comments:



07-11-2013

15. SMOKE DETECTORS

Condition: Good (X) Repairs Required ()
Comments:

16. EXIT LIGHTS

Condition: Good (X) Repairs Required ()
Comments:

17. EMERGENCY GENERATOR

Condition: Good () Repairs Required ()
Comments: N/A

18. WIRING IN OPEN OR UNDER COVER PARKING GARAGE AREAS

Condition: Good (X) Repairs Required ()
Comments:

19. OPEN OR UNDERCOVER PARKING SURFACE AND SECURITY LIGHTING

Condition: Good (X) Repairs Required ()
Comments:

20. SWIMMING POOL WIRING

Condition: Good () Repairs Required ()
Comments: NONE

21. WIRING OF MECHANICAL EQUIPMENT

Condition: Good (X) Repairs Required ()
Comments:

22. GENERAL ADDITIONAL COMMENTS:

THE ELECTRICAL PART WAS BUILT ACCORDING TO THE APPLICABLE SOUTH FLORIDA BUILDING CODE AT THE TIME OF YEAR BUILT.

Continued maintenance is suggested to maintain proper function. Inspection is made to what is readily visible and accessible only.

AS A ROUTINE MATTER, AND IN ORDER TO AVOID POSSIBLE MISUNDERSTANDING NOTHING IS THIS INSPECTION REPORT FORM ATTACHED MINIMUM INSPECTION GUIDELINES AND OUR NON-DESTRUCTIVE OBSERVATION SHOULD BE CONSTRUED DIRECTLY OR INDIRECTLY, AS A GUARANTEE OR WARRANTY OF ANY PORTION OF THE STRUCTURE. TO THE BEST OF MY KNOWLEDGE AND ABILITY THIS REPORT REPRESENTS AN ACCURATE APPRAISAL OF THE PRESENT CONDITION OF THE STRUCTURE BASED UPON CAREFUL EVALUATION OF THE OBSERVED CONDITIONS TO THE EXTENT REASONABLY POSSIBLE.



07-09-2013



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**BUILDING DEPARTMENT
MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR
BUILDING'S STRUCTURAL RECERTIFICATION**

BUILDING DEPARTMENT

INSPECTION COMMENCED

DATE: 07-09-2013

INSPECTION COMPLETED

DATE: 07-09-2013

INSPECTION MADE BY:

**Florida Building Engineering & Inspections
CA # 27266 / Paul Pineda, PE 61808
12555 Biscayne Blvd #934
North Miami, Florida 33181
Tel: (305) 895-8001/ Fax: (305) 895-7001**

Name of Title: VENTURA WAY LLC
Street Address: 1801 SW 8 STREET MIAMI
Legal Description: ALTON BEACH 1ST SUB PB 2-77 LOT 1 BLK 57
Owner's Name: VENTURA WAY LLC
Owner's Mailing Address: 1506 COLLINS AVE MIAMI BEACH, FL 33139
Folio Number of Building: 02-3234-019-1040
Building Code Occupancy Classification: 0021 HOTEL
Present Use: 29 ROOM HOTEL
General Description, Type of Construction, Size, Number of Stories,

Features: CBS 4 STORY STORY-TOTAL ADJ. AREA 21832 SQ-FT
ACCORDING TO P. REC

Additional Comments:

07-09-2013

2. PRESENT CONDITION OF STRUCTURE

- a. General alignment (not good, fair, poor, explain if significant) **GOOD**
1. Bulging **NONE**
 2. Settlement **NONE**
 3. Deflections **NONE**
 4. Expansion **NONE**
 5. Contraction **NONE**
- b. Portions showing distress (note beams, columns, structural walls, floors, roofs) **NONE VISIBLE**
- c. Surface conditions- describe general conditions of finishes, cracking, spalling, peeling signs of moisture penetration & stains: **NONE VISIBLE**
- d. Cracks- note location in significant members. Identify crack size as HAIRLINE if barely dissemble; FINE if less than 1 mm in width; MEDIUM if between 1 and 2 mm in width; WIDE if over 2 mm. **NONE VISIBLE**
- e. General extent of deterioration – cracking or spalling of concrete or masonry; oxidation of metals; rot or borer attack in wood.
- f. Previous patching or repairs: **YES**
- g. Nature of present loading; indicate Residential, Commercial, other magnitude. **COMMERCIAL**

3. INSPECTIONS

- a. Date of notice of required inspection: 07-01-13
- b. Date(s) of actual inspection: **07-09-2013**
- c. Name and qualification of individual submitting report: **Paul Pineda PE 61808**
- d. Description of any laboratory or other formal testing, if required, rather than manual or visual procedures:
- e. Structural repair note appropriate line:
1. None Required **XXXXXXX**
 2. Required (describe and indicate acceptance)

4. SUPPORTING DATA

- a. N/A Sheet written data
- b. N/A Photographs
- c. N/A Drawings or sketches

5. MASONRY BEARING WALL = Indicate good, fair, poor on appropriate lines:

- a. Concrete masonry units: **GOOD**
- b. Clay tile or terracotta units: **NONE**
- c. Reinforced concrete tile columns: **GOOD**
- d. Reinforced concrete tile beams: **GOOD**
- e. Lintel: **GOOD**
- f. Other type bond beams: **GOOD**
- g. Masonry finishes – exterior: **GOOD**
1. Stucco **GOOD**
 2. Veneer **GOOD**
 3. Paint Only **GOOD**
 4. Other (describe)



07-09-2013

5. MASONRY BEARING WALL (con't)

- h. Masonry finishes – interior **GOOD**
 - 1. Vapor barrier **NONE**
 - 2. Furring and Plaster **GOOD**
 - 3. Paneling **NONE**
 - 4. Paint Only **GOOD**
 - 5. Other (describe)
- i. Cracks:
 - 1. Location - note beams, columns, other
 - 2. Description:
- j. Spalling: **NONE**
 - 1. Location - note beams, columns, other
 - 2. Description
- k. Rebar corrosion- check appropriate line:
 - 1. **None visible**
 - 2. Minor – patching will suffice
 - 3. Significant – but patching will suffice
 - 4. Significant – structural repairs required
- l. Samples chipped out for examination in spall areas
 - 1. **NO**
 - 2. YES – describe color texture, aggregate, and general quality

6. FLOOR AND ROOF SYSTEM

- a. Roof:
 - 1. Describe (flat, slope, type roofing, type roof deck, conditions **SLAB/ Flat Roof**
 - 2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and conditions of support:
 - 3. Note types of drains and scupper and condition of cooling towers, air conditioners: **GOOD**
- b. Floor system (s):
 - 1. Describe (type of system framing, material, spans, condition) **GOOD**
- c. Inspection – note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members:

7. STEEL FRAMING SYSTEM

- a. Description
- b. Exposed Steel – describe condition of paint & degree of corrosion: **GOOD**
- c. Concrete or other fireproofing – note any cracking or spalling, and note where any covering was removed for inspection
NONE
- d. Elevator sheave beams & connections and machine floor beams – note condition: **GOOD**



07-09-2013

8. CONCRETE FRAMING SYSTEM

- a. Full description of structural system
- b. Cracking
 - 1. **Not Significant** NONE VISIBLE
 - 2. Location and description of members affected and type cracking
- c. General condition
- d. Rebar corrosion - check appropriate line:
 - 1. **Non visible** XXX
 - 2. Location and description of members affected and type cracking
 - 3. Significant - but patching will suffice
 - 4. Significant - structural repairs required (describe)
- e. Samples chipped out in spall areas:
 - 1. **No** XXX
 - 2. Yes, describe color, texture, aggregate, general quality:

9. WINDOWS

- a. Type (Window, steel, aluminum, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other) **Aluminum**
- b. Anchorage - type & condition of fasteners and latches.
- c. Sealant - type of condition of perimeter sealant & at mullions:
- d. Interior seals - type & condition at operable vents:

10. WOOD FRAMING

- a. Type - fully describe if mill construction, light construction, major spans, trusses, **NONE**
- b. Note metal fitting i.e., angles, plates, bolts, split pintles, pintles, other, and note condition: **GOOD**
- c. Joints - note if well fitted and still closed: **CLOSED**
- d. Drainage - note accumulations of moisture : **GOOD**
- e. Ventilation - note any concealed spaces not ventilated: **GOOD**
- f. Note any concealed spaces opened for inspection: **NONE**

11. GENERAL ADDITIONAL COMMENTS:

THE STRUCTURAL PART WAS BUILT ACCORDING TO THE APPLICABLE SOUTH FLORIDA BUILDING CODE AT THE TIME OF YEAR BUILT.

Continued maintenance is suggested to maintain proper function. Inspection is made to what is readily accessible and visible only.

AS A ROUTINE MATTER, AND IN ORDER TO AVOID POSSIBLE MISUNDERSTANDING NOTHING IN THIS INSPECTION REPORT FORM ATTACHED MINIMUM INSPECTION GUIDELINES AND OUR NON-DESTRUCTIVE OBSERVATION SHOULD BE CONSTRUED DIRECTLY OR INDIRECTLY, AS A GUARANTEE OR WARRANTY OF ANY PORTION OF THE STRUCTURE. TO THE BEST OF MY KNOWLEDGE AND ABILITY THIS REPORT REPRESENTS AN ACCURATE APPRAISAL OF THE PRESENT CONDITION OF THE STRUCTURE BASED UPON CAREFUL EVALUATION OF THE OBSERVED CONDITIONS TO THE EXTENT REASONABLY POSSIBLE.



07-09-2013



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**CERTIFICATION OF COMPLIANCE WITH PARKING LOT ILLUMINATION
STANDARDS IN CHAPTER 8C OF THE CODE OF MIAMI-DADE COUNTY**

Name of Title: VENTURA WAY LLC
Street Address: 1801 SW 8 STREET MIAMI
Legal Description: ALTON BEACH 1ST SUB PB 2-77 LOT 1 BLK 57
Owner's Name: VENTURA WAY LLC
Owner's Mailing Address: 1506 COLLINS AVE MIAMI BEACH, FL 33139
Folio Number of Building: 02-3234-019-1040
Building Code Occupancy Classification: 0021 HOTEL
Present Use: 29 ROOM HOTEL
General Description, Type of Construction, Size, Number of Stories,
Features: CBS 4 STORY STORY-TOTAL ADJ. AREA 21832 SQ-FT

ACCORDING TO P. REC

Additional Comments:

The undersigned states the following:

1. I am a Florida registered Professional Engineer with an active license.
2. On JULY 9, 2013 I measured the level of Illumination in the parking lot (s) serving the above referenced building.
3. The level of illumination provided in the parking lot(s) meets the minimum Standards for the occupancy classification of the building as established in Section 8C-3 of the Code of Miami-Dade County.

Paul Pineda, PE 61808
Florida Building Engineering & Inspections
12555 Biscayne Blvd #934
North Miami, Florida 33181
305-895-8001
07-09-2013

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RE: Folio # 02-3234-019-1040
OWNER NAME: VENTURA WAY LLC
PROPERTY ADDRESS: 1506 COLLINS AVE
MIAMI BEACH, FLORIDA
DATE OF INSPECTION: July 9, 2013

TO: CITY OF MIAMI BEACH BUILDING DEPARTMENT OFFICIAL

On behalf of the above-mentioned property owner I would like to respectfully request that Recertification per Miami-Dade county Ordinance NO. 75-34 (amended by Ordinance 92-1) be granted to the above-mentioned structure.

I have inspected the above-mentioned property and find the building "structurally and electrically" safe for its use and occupancy".

As routine matter, in order to avoid possible misunderstanding, nothing in the report attached should be construed directly, or indirectly as a guarantee for any portion of the structure. Future function is not guaranteed in any way. To the best of my ability and knowledge this report represents an accurate appraisal of the present conditions of the building(s) based upon careful evaluation of the observed conditions, to the extent reasonably possible.

Thank you for your attention to this matter.

Sincerely,

Paul Pineda PE 61808
Professional Engineer
07-09-2013



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**BUILDING DEPARTMENT
MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR
BUILDING'S ELECTRICAL RECERTIFICATION**

BUILDING DEPARTMENT

INSPECTION COMMENCED

DATE: 07-09-2013

INSPECTION COMPLETED

DATE: 07-09-2013

INSPECTION MADE BY:

**Florida Building Engineering & Inspections
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ACCORDING TO P. REC

Additional Comments:

07-09-2013

**GUIDELINES AND INFORMATION FOR
RECERTIFICATION OF ELECTRICAL SYSTEMS OF
FORTY(40) YEAR STRUCTURES**

1. ELECTRIC SERVICE

1. Size: Amperage 2 (400) Fuses (X) Breakers ()
2. Phase: Three Phase (X) Single ()
3. Condition: Good () Fair (X) Needs Repair ()
4. Comments: **MAIN DISCONNECT LOCATED IN BUILDING**

ELECTRICAL PANELS/ ELEMENTS HAVE WEAR DUE TO AGE AND USE; HOWEVER THEY ARE OPERABLE AT THIS TIME AND IN FAIR CONDITION. CONTINUED MAINTENANCE IS SUGGESTED TO ENSURE PROPER AND CONTINUED OPERATIONS. UN-EXPOSED ELECTRICAL ELEMENTS WERE NOT INSPECTED; ONLY THOSE ELEMENTS THAT WERE VISBLE AT THE TIME OF THE INSPECTION WERE INSPECTED

2. METER AND ELECTRICAL ROOM:

1. Clearance: Good () Fair (X) Requires Correction ()
2. Comments:

3. GUTTERS

1. Location: Good (X) Requires Repair ()
2. Taps and fill: Good (X) Requires Repair ()

4. ELECTRICAL PANELS

1. Panel # (ALL) Location: INSIDE EACH
HOTEL ROOM

2. Panel # () Location:

3. Panel # () Location:

4. Panel # () Location:

5. Panel # () Location:

6. Panel # () Location:

7. Panel # () Location:

8. Panel # () Location:

Conditions: Good (X) Requires Repairs ()

Comments:



07-09-2013

40/50 RECERTIFICATION TRACKING SHEET

ADDRESS: 15 06 COLLINS AVE

<input type="checkbox"/> NEW
<input checked="" type="checkbox"/> RESUBMITAL

DATE RECEIVED:	<u>10/08/13</u>	RECORDED BY:	
RECEIPT #:		CHECK #:	
PAID:	\$ <u>777.75</u>		

PERMIT SECTION

☐ REJECTED: Payment is due \$311.10 \$518.50 \$259.25 (for each 40/50 recertification)

STRUCTURAL	
RECEIVED BY:	DATE:
COMPLETED: YES <input checked="" type="checkbox"/> COMPLETED DATE:	
REJECTED: YES <input type="checkbox"/> REJECTED DATE:	
REASON:	<input type="checkbox"/> Must be signed and sealed by a Professional Engineer or Registered Architect in accordance with Chapter 61G15-23 of Florida Administrative Code.
	<input type="checkbox"/> Cover letter must certify that the building is <u>Structurally</u> safe for its intended use and occupancy.
	<input type="checkbox"/> Repairs must be performed prior to completion of Recertification process
	<input type="checkbox"/> Permit(s) required: <input type="checkbox"/> Building <input type="checkbox"/> Electrical
INCOMPLETE: YES <input type="checkbox"/> INCOMPLETE DATE:	
COMMENTS:	
APPROVAL SIGNATURE: <u>[Signature]</u>	APPROVAL DATE: <u>10/12/13</u>

ELECTRICAL	
RECEIVED BY:	DATE:
COMPLETED: YES <input checked="" type="checkbox"/> COMPLETED DATE: <u>10/8/13</u>	
REJECTED: YES <input type="checkbox"/> REJECTED DATE:	
REASON:	<input type="checkbox"/> Must be signed and sealed by an Electrical Engineer or Registered Architect in electrical design.
	<input type="checkbox"/> Provide a statement that the building is <u>Electrically</u> safe for its use and occupancy.
	<input type="checkbox"/> Electrical service of 600 AMP engineer required. As per Florida State Statute 471.
	<input type="checkbox"/> Repairs must be performed prior to completion of Recertification process
INCOMPLETE: YES <input type="checkbox"/> INCOMPLETE DATE:	
COMMENTS:	
APPROVAL SIGNATURE: <u>C.A. [Signature]</u>	APPROVAL DATE: <u>10/8/13</u>

ACTION

<input type="checkbox"/> COMPLETION LETTER	SENT DATE:
<input type="checkbox"/> INCOMPLETE LETTER	SENT DATE:

40/50 RECERTIFICATION TRACKING SHEET


ADDRESS: 1506 COLLINS AVE

<input type="checkbox"/> NEW
<input checked="" type="checkbox"/> RESUBMITAL

DATE RECEIVED:	<u>09/30/13</u>	RECORDED BY:	
RECEIPT #:		CHECK #:	
PAID:	\$ <u>777.75</u>		

PERMIT SECTION

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STRUCTURAL	
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	<input type="checkbox"/> Permit(s) required: <input type="checkbox"/> Building <input type="checkbox"/> Electrical
INCOMPLETE: YES <input type="checkbox"/> INCOMPLETE DATE:	
COMMENTS:	
APPROVAL SIGNATURE: 	APPROVAL DATE: <u>10/8/13</u>

ELECTRICAL	
RECEIVED BY:	DATE:
COMPLETED: YES <input type="checkbox"/> COMPLETED DATE:	
REJECTED: YES <input checked="" type="checkbox"/> REJECTED DATE: <u>10/7/13</u>	
REASON:	<input type="checkbox"/> Must be signed and sealed by an Electrical Engineer or Registered Architect in electrical design.
	<input type="checkbox"/> Provide a statement that the building is <u>Electrically</u> safe for its use and occupancy.
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	<input type="checkbox"/> Repairs must be performed prior to completion of Recertification process
INCOMPLETE: YES <input checked="" type="checkbox"/> INCOMPLETE DATE: <u>10/7/13</u>	
COMMENTS:	
CORRECTIONS NOT MADE 7ND TIME	
APPROVAL SIGNATURE:	APPROVAL DATE:

ACTION	
<input type="checkbox"/> COMPLETION LETTER	SENT DATE:
<input type="checkbox"/> INCOMPLETE LETTER	SENT DATE:

40/50 RECERTIFICATION TRACKING SHEET

ADDRESS: 1506 COLLINS AVE

<input type="checkbox"/> NEW
<input checked="" type="checkbox"/> RESUBMITAL

DATE RECEIVED:	<u>08/08/13</u>	RECORDED BY:	
RECEIPT #:		CHECK #:	
PAID:	<u>\$ 777.75</u>		

PERMIT SECTION

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REJECTED: YES <input type="checkbox"/> REJECTED DATE:	
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	<input type="checkbox"/> Repairs must be performed prior to completion of Recertification process
	<input type="checkbox"/> Permit(s) required: <input type="checkbox"/> Building <input type="checkbox"/> Electrical
INCOMPLETE: YES <input type="checkbox"/> INCOMPLETE DATE:	
COMMENTS:	
APPROVAL SIGNATURE: 	APPROVAL DATE:

ELECTRICAL	
RECEIVED BY:	DATE: <u>8/12/13</u>
COMPLETED: YES <input type="checkbox"/> COMPLETED DATE:	
REJECTED: YES <input checked="" type="checkbox"/> REJECTED DATE: <u>8/12/13</u>	
REASON:	<input type="checkbox"/> Must be signed and sealed by an Electrical Engineer or Registered Architect in electrical design.
	<input type="checkbox"/> Provide a statement that the building is <u>Electrically</u> safe for its use and occupancy.
	<input type="checkbox"/> Electrical service of 600 AMP engineer required. As per Florida State Statute 471.
	<input type="checkbox"/> Repairs must be performed prior to completion of Recertification process
INCOMPLETE: YES <input checked="" type="checkbox"/> INCOMPLETE DATE: <u>8/12/13</u>	
COMMENTS:	
<u>CORRECTIONS NOT MADE AS REQUESTED.</u>	
APPROVAL SIGNATURE:	APPROVAL DATE:

ACTION	
<input type="checkbox"/> COMPLETION LETTER	SENT DATE:
<input type="checkbox"/> INCOMPLETE LETTER	SENT DATE:

**CITY OF MIAMI BEACH
BUILDING DEPARTMENT
1700 Convention Center Drive, 2nd Floor
Miami Beach, FL 33139
(305) 673-7610**

09-10-2013

VENTURA WAY LLC
1506 COLLINS AVE
MIAMI BEACH FL 33139-3111

Re: 1506 COLLINS AV MBCH
Activity #: BR130031

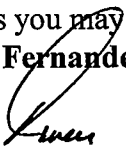
**MIAMI DADE COUNTY CODE ORDINANCE SECTION 8-11 (f) 40 YEARS BUILDING
RECERTIFICATION CHECK LIST**

Dear Owner:

In order to the Building Department of the City of Miami Beach to finalize the 40/10 year building recertification for the above referenced building, the following items must be completed.

- ☐ Signed and sealed structural report.
- ☐ Signed and sealed electrical report.
- ☐ Signed and sealed cover letter to include the phrase:
"The building is structurally and electrically safe for the specified use and continued occupancy"
- ☐ Signed and sealed correction letter to state that all the repairs have been completed.
- ☐ Recertification fee for Non-Threshold Building (\$311.10). (Within 90/150 days from the building recertification notice date).
- ☐ Recertification fee for Threshold Building (\$518.50). (Within 90/150 days from the building recertification notice date).
- ☐ Recertification late fee (\$259.25). (After 90/150 days from the building recertification notice date).
- ☐ Building Department structural inspection.
- ☐ Building Department electrical inspection.
- ☐ Structural repairs required. See attached.
- ☐ Electrical repairs required. See attached.
- ☒ Other: ELECTRICAL REPORT REQUIRES CORRECTIONS, SEE ATTACHED.
MUST COMPLY BY 09/25/13

Any questions you may have pertaining to this matter may be directed to (305)-673-7000 **Ricardo Arnau** Ext. 6951, **Carlos Fernandez** Ext. 6797 or **Herminia Perez** Ext. 6165.


Engineering Inspector
Recertification Section

Action	Comments	By	Date	Unique_ Key
CO	Spoke with Mr. Pineda about amending his comments stating "Un-exposed electrical elements were not inspected; only those elements that were visible at the time of the inspection were inspected." I explained to him that this clarification is requested to avoid any confusion as to the extent of the inspection because it requires verification of conductor condition and that cannot be done in most cases without removing panel covers.	CAM	07/23/2013	A001953 406
CO	Corrections not made as requested.	CAM	08/12/2013	A001970 448

Total Rows: 2

Action	Comments	By	Date	Unique_ Key
CO	Spoke with Mr. Pineda about amending his comments stating "Un-exposed electrical elements were not inspected; only those elements that were visible at the time of the inspection were inspected." I explained to him that this clarification is requested to avoid any confusion as to the extent of the inspection because it requires verification of conductor condition and that cannot be done in most cases without removing panel covers.	CAM	07/23/2013	A001953 406
CO	Corrections not made as requested.	CAM	08/12/2013	A001970 448

Total Rows: 2



FLORIDA BUILDING ENGINEERING & INSPECTIONS

12555 Biscayne Blvd #934 No. Miami, Florida 33181
Office (305) 895-8001 Fax (305) 895-7001
www.inspectionsandengineering.com

RE: Folio # 02-3234-019-1040
OWNER NAME: VENTURA WAY LLC
PROPERTY ADDRESS: 1506 COLLINS AVE
MIAMI BEACH, FLORIDA
DATE OF INSPECTION: July 9, 2013

TO: CITY OF MIAMI BEACH BUILDING DEPARTMENT OFFICIAL

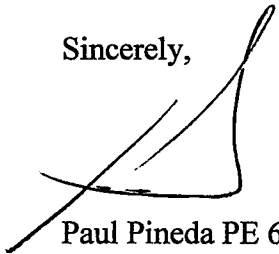
On behalf of the above-mentioned property owner I would like to respectfully request that Recertification per Miami-Dade county Ordinance NO. 75-34 (amended by Ordinance 92-1) be granted to the above-mentioned structure.

I have inspected the above-mentioned property and find the building "structurally and electrically" safe for its intended use and occupancy".

As routine matter, in order to avoid possible misunderstanding, nothing in the report attached should be construed directly, or indirectly as a guarantee for any portion of the structure. Future function is not guaranteed in any way. To the best of my ability and knowledge this report represents an accurate appraisal of the present conditions of the building(s) based upon careful evaluation of the observed conditions, to the extent reasonably possible.

Thank you for your attention to this matter.

Sincerely,


Paul Pineda PE 61808
Professional Engineer
07-09-2013

BUILDING DEPARTMENT
13 SEP - 9 AM 9:17
CITY OF MIAMI BEACH



**FLORIDA BUILDING
ENGINEERING & INSPECTIONS**

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**BUILDING DEPARTMENT
MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR
BUILDING'S ELECTRICAL RECERTIFICATION**

BUILDING DEPARTMENT

INSPECTION COMMENCED

DATE: 07-09-2013

INSPECTION COMPLETED

DATE: 07-09-2013

INSPECTION MADE BY:

**Florida Building Engineering & Inspections
CA # 27266 / Paul Pineda, PE 61808
12555 Biscayne Blvd #934
North Miami, Florida 33181
Tel: (305) 895-8001/ Fax: (305) 895-7001**

Name of Title: VENTURA WAY LLC
Street Address: 1801 SW 8 STREET MIAMI
Legal Description: ALTON BEACH 1ST SUB PB 2-77 LOT 1 BLK 57
Owner's Name: VENTURA WAY LLC
Owner's Mailing Address: 1506 COLLINS AVE MIAMI BEACH, FL 33139
Folio Number of Building: 02-3234-019-1040
Building Code Occupancy Classification: 0021 HOTEL
Present Use: 29 ROOM HOTEL
General Description, Type of Construction, Size, Number of Stories,

Features: CBS 4 STORY STORY-TOTAL ADJ. AREA 21832 SQ-FT
ACCORDING TO P. REC

Additional Comments:

07-09-2013

**GUIDELINES AND INFORMATION FOR
RECERTIFICATION OF ELECTRICAL SYSTEMS OF
FORTY(40) YEAR STRUCTURES**

1. ELECTRIC SERVICE

1. Size: Amperage 2 (400) Fuses (X) Breakers ()
2. Phase: Three Phase (X) Single ()
3. Condition: Good () Fair (X) Needs Repair ()
4. Comments: **MAIN DISCONNECT LOCATED IN BUILDING**

ELECTRICAL PANELS/ ELEMENTS HAVE WEAR DUE TO AGE AND USE; HOWEVER THEY ARE OPERABLE AT THIS TIME AND IN FAIR CONDITION. CONTINUED MAINTENANCE IS SUGGESTED TO ENSURE PROPER AND CONTINUED OPERATIONS. UN-EXPOSED ELECTRICAL ELEMENTS WERE NOT INSPECTED; ONLY THOSE ELEMENTS THAT WERE VISBLE AT THE TIME OF THE INSPECTION WERE INSPECTED, HOWEVER MAIN PANEL INSIDE METER ROOM WAS OPENED AND CONDUCTORS WERE NSPECTED.

2. METER AND ELECTRICAL ROOM:

1. Clearance: Good () Fair (X) Requires Correction ()
2. Comments:

3. GUTTERS

1. Location: Good (X) Requires Repair ()
2. Taps and fill: Good (X) Requires Repair ()

4. ELECTRICAL PANELS

1. Panel # (ALL) Location: **INSIDE EACH
HOTEL ROOM**

2. Panel # () Location:

3. Panel # () Location:

4. Panel # () Location:

5. Panel # () Location:

6. Panel # () Location:

7. Panel # () Location:

8. Panel # () Location:
Conditions: Good (X) Requires Repairs ()
Comments:

07-24-2013



FLORIDA BUILDING ENGINEERING & INSPECTIONS

12555 Biscayne Blvd #934 No. Miami, Florida 33181
Office (305) 895-8001 Fax (305) 895-7001
www.inspectionsandengineering.com

RE: Folio # 02-3234-019-1040
OWNER NAME: VENTURA WAY LLC
PROPERTY ADDRESS: 1506 COLLINS AVE
MIAMI BEACH, FLORIDA
DATE OF INSPECTION: July 9, 2013

TO: CITY OF MIAMI BEACH BUILDING DEPARTMENT OFFICIAL

On behalf of the above-mentioned property owner I would like to respectfully request that Recertification per Miami-Dade county Ordinance NO. 75-34 (amended by Ordinance 92-1) be granted to the above-mentioned structure.

I have inspected the above-mentioned property and find the building "structurally and electrically" safe for its intended use and occupancy".

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Sincerely,

Paul Pineda PE 61808
Professional Engineer
07-09-2013



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**BUILDING DEPARTMENT
MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR
BUILDING'S ELECTRICAL RECERTIFICATION**

BUILDING DEPARTMENT

INSPECTION COMMENCED

DATE: 07-09-2013

INSPECTION COMPLETED

DATE: 07-09-2013

INSPECTION MADE BY:

Florida Building Engineering & Inspections
CA # 27266 / Paul Pineda, PE 61808
12555 Biscayne Blvd #934
North Miami, Florida 33181
Tel: (305) 895-8001/ Fax: (305) 895-7001

Name of Title: VENTURA WAY LLC
Street Address: 1801 SW 8 STREET MIAMI
Legal Description: ALTON BEACH 1ST SUB PB 2-77 LOT 1 BLK 57
Owner's Name: VENTURA WAY LLC
Owner's Mailing Address: 1506 COLLINS AVE MIAMI BEACH, FL 33139
Folio Number of Building: 02-3234-019-1040
Building Code Occupancy Classification: 0021 HOTEL
Present Use: 29 ROOM HOTEL
General Description, Type of Construction, Size, Number of Stories,

Features: CBS 4 STORY STORY-TOTAL ADJ. AREA 21832 SQ-FT
ACCORDING TO P. REC

Additional Comments:

07-09-2013

**GUIDELINES AND INFORMATION FOR
RECERTIFICATION OF ELECTRICAL SYSTEMS OF
FORTY(40) YEAR STRUCTURES**

1. ELECTRIC SERVICE

1. Size: Amperage 2 (400) Fuses (X) Breakers ()
2. Phase: Three Phase (X) Single ()
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2. METER AND ELECTRICAL ROOM:

1. Clearance: Good () Fair (X) Requires Correction ()
2. Comments:

3. GUTTERS

1. Location: Good (X) Requires Repair ()
2. Taps and fill: Good (X) Requires Repair ()

4. ELECTRICAL PANELS

1. Panel # (ALL) Location: **INSIDE EACH
HOTEL ROOM**

2. Panel # () Location:

3. Panel # () Location:

4. Panel # () Location:

5. Panel # () Location:

6. Panel # () Location:

7. Panel # () Location:

8. Panel # () Location:
Conditions: Good (X) Requires Repairs ()
Comments:

07-24-2013



FLORIDA BUILDING ENGINEERING & INSPECTIONS

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Office (305) 895-8001 Fax (305) 895-7001
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RE: Folio # 02-3234-019-1040
OWNER NAME: VENTURA WAY LLC
PROPERTY ADDRESS: 1506 COLLINS AVE
MIAMI BEACH, FLORIDA
DATE OF INSPECTION: July 9, 2013

TO: CITY OF MIAMI BEACH BUILDING DEPARTMENT OFFICIAL

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Sincerely,

Paul Pineda PE 61808
Professional Engineer
07-09-2013



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**BUILDING DEPARTMENT
MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR
BUILDING'S ELECTRICAL RECERTIFICATION**

BUILDING DEPARTMENT

INSPECTION COMMENCED

DATE: 07-09-2013

INSPECTION COMPLETED

DATE: 07-09-2013

INSPECTION MADE BY:

**Florida Building Engineering & Inspections
CA # 27266 / Paul Pineda, PE 61808
12555 Biscayne Blvd #934
North Miami, Florida 33181
Tel: (305) 895-8001/ Fax: (305) 895-7001**

**Name of Title: VENTURA WAY LLC
Street Address: 1801 SW 8 STREET MIAMI
Legal Description: ALTON BEACH 1ST SUB PB 2-77 LOT 1 BLK 57
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Owner's Mailing Address: 1506 COLLINS AVE MIAMI BEACH, FL 33139
Folio Number of Building: 02-3234-019-1040
Building Code Occupancy Classification: 0021 HOTEL
Present Use: 29 ROOM HOTEL
General Description, Type of Construction, Size, Number of Stories,**

**Features: CBS 4 STORY STORY-TOTAL ADJ. AREA 21832 SQ-FT
ACCORDING TO P. REC**

Additional Comments:


07-09-2013

**GUIDELINES AND INFORMATION FOR
RECERTIFICATION OF ELECTRICAL SYSTEMS OF
FORTY(40) YEAR STRUCTURES**

1. ELECTRIC SERVICE

1. Size: Amperage 2 (400) Fuses (X) Breakers ()
2. Phase: Three Phase (X) Single ()
3. Condition: Good () Fair (X) Needs Repair ()
4. Comments: **MAIN DISCONNECT LOCATED IN BUILDING**

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2. METER AND ELECTRICAL ROOM:

1. Clearance: Good () Fair (X) Requires Correction ()
2. Comments:

3. GUTTERS

1. Location: Good (X) Requires Repair ()
2. Taps and fill: Good (X) Requires Repair ()

4. ELECTRICAL PANELS

1. Panel # (ALL) Location: **INSIDE EACH
HOTEL ROOM**

2. Panel # () Location:

3. Panel # () Location:

4. Panel # () Location:

5. Panel # () Location:

6. Panel # () Location:

7. Panel # () Location:

8. Panel # () Location:

Conditions: Good (X) Requires Repairs ()

Comments:

07-24-2013

**CITY OF MIAMI BEACH
BUILDING DEPARTMENT
1700 Convention Center Drive, 2nd Floor
Miami Beach, FL 33139
(305) 673-7610**

08-15-2013

VENTURA WAY LLC
1506 COLLINS AVE
MIAMI BEACH FL 33139-3111

Re: 1506 COLLINS AV MBCH
Activity #: BR130031


**MIAMI DADE COUNTY CODE ORDINANCE SECTION 8-11 (f) 40 YEARS BUILDING
RECERTIFICATION CHECK LIST**

Dear Owner:

In order to the Building Department of the City of Miami Beach to finalize the 40/10 year building recertification for the above referenced building, the following items must be completed.

- ☐ Signed and sealed structural report.
- ☐ Signed and sealed electrical report.
- ☐ Signed and sealed cover letter to include the phrase:
"The building is structurally and electrically safe for the specified use and continued occupancy"
- ☐ Signed and sealed correction letter to state that all the repairs have been completed.
- ☐ Recertification fee for Non-Threshold Building (\$311.10). (Within 90/150 days from the building recertification notice date).
- ☐ Recertification fee for Threshold Building (\$518.50). (Within 90/150 days from the building recertification notice date).
- ☐ Recertification late fee (\$259.25). (After 90/150 days from the building recertification notice date).
- ☐ Building Department structural inspection.
- ☐ Building Department electrical inspection.
- ☐ Structural repairs required. See attached.
- ☐ Electrical repairs required. See attached.
- ☒ Other: ELECTRICAL REPORT REQUIRES CORRECTIONS, SOB
ATTACHED, MUST COMPLY BY 09/01/13

Any questions you may have pertaining to this matter may be directed to (305)-673-7000 **Ricardo Arnau** Ext. 6951, **Carlos Fernandez** Ext. 6797 or **Herminia Perez** Ext. 6165.


Engineering Inspector
Recertification Section

Action	Comments	By	Date	Unique_ Key
CO	Spoke with Mr. Pineda about ammending his comments stating "Un-exposed electrical elements were not inspected; only those elements that were visible at the time of the inspection were insepcted." I explained to him that this clarification is requested to avoid any confusion as to the extent of the inspection because it requires verification of conductor condition and that cannot be done in most cases without removing panel covers.	CAM	07/23/2013	A001953 406
CO	Corrections not made as requested.	CAM	08/12/2013	A001970 448

Total Rows: 2

40/50 RECERTIFICATION TRACKING SHEET

ADDRESS: 1506 COLLINS AVE

<input checked="" type="checkbox"/> NEW
<input type="checkbox"/> RESUBMITAL

DATE RECEIVED:	<u>7/23/13</u>	RECORDED BY:	
RECEIPT #:		CHECK #:	
PAID:	<u>\$ 777.75</u>		

PERMIT SECTION

☐ REJECTED: Payment is due \$311.10 \$518.50 \$259.25 (for each 40/50 recertification)

STRUCTURAL	
RECEIVED BY:	DATE:
COMPLETED: YES <input checked="" type="checkbox"/> COMPLETED DATE:	
REJECTED: YES <input type="checkbox"/> REJECTED DATE:	
REASON:	<input type="checkbox"/> Must be signed and sealed by a Professional Engineer or Registered Architect in accordance with Chapter 61G15-23 of Florida Administrative Code.
	<input type="checkbox"/> Cover letter must certify that the building is <u>Structurally</u> safe for its intended use and occupancy.
	<input type="checkbox"/> Repairs must be performed prior to completion of Recertification process
	<input type="checkbox"/> Permit(s) required: <input type="checkbox"/> Building <input type="checkbox"/> Electrical
INCOMPLETE: YES <input type="checkbox"/> INCOMPLETE DATE:	
COMMENTS:	
APPROVAL SIGNATURE: <u>[Signature]</u>	APPROVAL DATE: <u>7/26/13</u>

ELECTRICAL	
RECEIVED BY:	DATE:
COMPLETED: YES <input type="checkbox"/> COMPLETED DATE:	
REJECTED: YES <input checked="" type="checkbox"/> REJECTED DATE: <u>7/23/13</u>	
REASON:	<input type="checkbox"/> Must be signed and sealed by an Electrical Engineer or Registered Architect in electrical design.
	<input type="checkbox"/> Provide a statement that the building is <u>Electrically</u> safe for its use and occupancy.
	<input type="checkbox"/> Electrical service of 600 AMP engineer required. As per Florida State Statute 471.
	<input type="checkbox"/> Repairs must be performed prior to completion of Recertification process
INCOMPLETE: YES <input checked="" type="checkbox"/> INCOMPLETE DATE: <u>7/23/13</u>	
COMMENTS:	
APPROVAL SIGNATURE:	APPROVAL DATE:

ACTION	
<input type="checkbox"/> COMPLETION LETTER	SENT DATE:
<input type="checkbox"/> INCOMPLETE LETTER	SENT DATE:

Action	Comments	By	Date	Unique_ Key
CO	Spoke with Mr. Pineda about ammending his comments stating "Un-exposed electrical elements were not inspected; only those elements that were visible at the time of the inspection were insepcted." I explained to him that this clarification is requested to avoid any confusion as to the extent of the inspection because it requires verification of conductor condition and that cannot be done in most cases without removing panel covers.	CAM	07/23/2013	A001953 406

Total Rows: 1



FLORIDA BUILDING ENGINEERING & INSPECTIONS

12555 Biscayne Blvd #934 No. Miami, Florida 33181
Office (305) 895-8001 Fax (305) 895-7001
www.inspectionsandengineering.com

RE: Folio # 02-3234-019-1040
OWNER NAME: VENTURA WAY LLC
PROPERTY ADDRESS: 1506 COLLINS AVE
MIAMI BEACH, FLORIDA
DATE OF INSPECTION: July 9, 2013

TO: CITY OF MIAMI BEACH BUILDING DEPARTMENT OFFICIAL

On behalf of the above-mentioned property owner I would like to respectfully request that Recertification per Miami-Dade county Ordinance NO. 75-34 (amended by Ordinance 92-1) be granted to the above-mentioned structure.

I have inspected the above-mentioned property and find the building "structurally and electrically" safe for its use and occupancy".

As routine matter, in order to avoid possible misunderstanding, nothing in the report attached should be construed directly, or indirectly as a guarantee for any portion of the structure. Future function is not guaranteed in any way. To the best of my ability and knowledge this report represents an accurate appraisal of the present conditions of the building(s) based upon careful evaluation of the observed conditions, to the extent reasonably possible.

Thank you for your attention to this matter.

Sincerely,

Paul Pineda PE 61808
Professional Engineer
07-09-2013



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**BUILDING DEPARTMENT
MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR
BUILDING'S ELECTRICAL RECERTIFICATION**

BUILDING DEPARTMENT

INSPECTION COMMENCED

DATE: 07-09-2013

INSPECTION COMPLETED

DATE: 07-09-2013

INSPECTION MADE BY:

**Florida Building Engineering & Inspections
CA # 27266 / Paul Pineda, PE 61808
12555 Biscayne Blvd #934
North Miami, Florida 33181
Tel: (305) 895-8001/ Fax: (305) 895-7001**

**Name of Title: VENTURA WAY LLC
Street Address: 1801 SW 8 STREET MIAMI
Legal Description: ALTON BEACH 1ST SUB PB 2-77 LOT 1 BLK 57
Owner's Name: VENTURA WAY LLC
Owner's Mailing Address: 1506 COLLINS AVE MIAMI BEACH, FL 33139
Folio Number of Building: 02-3234-019-1040
Building Code Occupancy Classification: 0021 HOTEL
Present Use: 29 ROOM HOTEL
General Description, Type of Construction, Size, Number of Stories,**

**Features: CBS 4 STORY STORY-TOTAL ADJ. AREA 21832 SQ-FT
ACCORDING TO P. REC**

Additional Comments:

07-09-2013

GUIDELINES AND INFORMATION FOR RECERTIFICATION OF ELECTRICAL SYSTEMS OF FORTY(40) YEAR STRUCTURES

1. ELECTRIC SERVICE

1. Size: Amperage 2 (400) Fuses (X) Breakers ()
2. Phase: Three Phase (X) Single ()
3. Condition: Good () Fair (X) Needs Repair ()
4. Comments: **MAIN DISCONNECT LOCATED IN BUILDING**

ELECTRICAL PANELS/ ELEMENTS HAVE WEAR DUE TO AGE AND USE; HOWEVER THEY ARE OPERABLE AT THIS TIME AND IN FAIR CONDITION. CONTINUED MAINTENANCE IS SUGGESTED TO ENSURE PROPER AND CONTINUED OPERATIONS. UN-EXPOSED ELECTRICAL ELEMENTS WERE NOT INSPECTED; ONLY THOSE ELEMENTS THAT WERE VISBLE AT THE TIME OF THE INSPECTION WERE INSPECTED, HOWEVER MAIN PANEL INSIDE METER ROOM WAS OPENED AND CONDUCTORS WERE NSPECTED.

2. METER AND ELECTRICAL ROOM:

1. Clearance: Good () Fair (X) Requires Correction ()
2. Comments:

3. GUTTERS

1. Location: Good (X) Requires Repair ()
2. Taps and fill: Good (X) Requires Repair ()

4. ELECTRICAL PANELS

1. Panel # (ALL) Location: **INSIDE EACH
HOTEL ROOM**

2. Panel # () Location:

3. Panel # () Location:

4. Panel # () Location:

5. Panel # () Location:

6. Panel # () Location:

7. Panel # () Location:

8. Panel # () Location:
Conditions: Good (X) Requires Repairs ()
Comments:

07-24-2013

5. BRANCH CIRCUITS

1. Identified: Yes (X) Must be identified ()
2. Conductor: Good (X) Deteriorated () Must be Replaced ()
3. Comments:

6. GROUNDING OF SERVICE

Condition: Good (X) Repairs Required ()
Comments:

7. GROUNDING OF EQUIPMENT

Condition: Good (X) Repairs Required ()
Comments:

8. SERVICE CONDUITS/RACEWAYS

Condition: Good (X) Repairs Required ()
Comments:

9. SERVICE CONDUCTORS AND CABLES

Condition: Good (X) Repairs Required ()
Comments:

10. TYPES OF WIRING METHODS

Condition: OK

Conduit Raceways:	Good (X)	Repairs Required ()
Conduit PVC:	Good ()	Repairs Required ()
NM Cables:	Good ()	Repairs Required ()
BX Cables:	Good ()	Repairs Required ()

11. FEEDER CONDUCTORS

Condition: Good (X) Repairs Required ()
Comments:

12. EMERGENCY LIGHTING

Condition: Good (X) Repairs Required ()
Comments:

13. BUILDING EGRESS ILLUMINATION

Condition: Good (X) Repairs Required ()
Comments:

14. FIRE ALARM SYSTEM

Condition: Good (X) Repairs Required ()
Comments:



07-11-2013

15. SMOKE DETECTORS

Condition: Good (X) Repairs Required ()
Comments:

16. EXIT LIGHTS

Condition: Good (X) Repairs Required ()
Comments:

17. EMERGENCY GENERATOR

Condition: Good () Repairs Required ()
Comments: N/A

18. WIRING IN OPEN OR UNDER COVER PARKING GARAGE AREAS

Condition: Good (X) Repairs Required ()
Comments:

19. OPEN OR UNDERCOVER PARKING SURFACE AND SECURITY LIGHTING

Condition: Good (X) Repairs Required ()
Comments:

20. SWIMMING POOL WIRING

Condition: Good () Repairs Required ()
Comments: NONE

21. WIRING OF MECHANICAL EQUIPMENT

Condition: Good (X) Repairs Required ()
Comments:

22. GENERAL ADDITIONAL COMMENTS:

THE ELECTRICAL PART WAS BUILT ACCORDING TO THE APPLICABLE SOUTH FLORIDA BUILDING CODE AT THE TIME OF YEAR BUILT.

Continued maintenance is suggested to maintain proper function. Inspection is made to what is readily visible and accessible only.

AS A ROUTINE MATTER, AND IN ORDER TO AVOID POSSIBLE MUSUNDERSTANDING NOTHING IS THIS INSPECTION REPORT FORM ATTACHED MINIMUM INSPECTION GUIDELINES AND OUR NON-DESTRUCTIVE OBSERVATION SHOULD BE CONSTRUED DIRECTLY OR INDIRECTLY, AS A GUARANTEE OR WARRANTEE OF ANY PORTION OF THE STRUCTURE. TO THE BEST OF MY KNOWLEDGE AND ABILITY THIS REPORT REPRESENTS AN ACCURATE APPRAISAL OF THE PRESENT CONDITION OF THE STRUCTURE BASED UPON CAREFUL EVELUATION OF THE OBSERVED CONDITIONS TO THE EXTENT REASONABLY POSSIBLE.



07-09-2013



**FLORIDA BUILDING
ENGINEERING & INSPECTIONS**

12555 Biscayne Blvd #934 No. Miami, Florida 33181
Office (305) 895-8001 Fax (305) 895-7001
www.inspectionsandengineering.com

**BUILDING DEPARTMENT
MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR
BUILDING'S STRUCTURAL RECERTIFICATION**

BUILDING DEPARTMENT

INSPECTION COMMENCED

DATE: 07-09-2013

INSPECTION COMPLETED

DATE: 07-09-2013

INSPECTION MADE BY:

**Florida Building Engineering & Inspections
CA # 27266 / Paul Pineda, PE 61808
12555 Biscayne Blvd #934
North Miami, Florida 33181
Tel: (305) 895-8001/ Fax: (305) 895-7001**

Name of Title: VENTURA WAY LLC
Street Address: 1801 SW 8 STREET MIAMI
Legal Description: ALTON BEACH 1ST SUB PB 2-77 LOT 1 BLK 57
Owner's Name: VENTURA WAY LLC
Owner's Mailing Address: 1506 COLLINS AVE MIAMI BEACH, FL 33139
Folio Number of Building: 02-3234-019-1040
Building Code Occupancy Classification: 0021 HOTEL
Present Use: 29 ROOM HOTEL
General Description, Type of Construction, Size, Number of Stories,

Features: CBS 4 STORY STORY-TOTAL ADJ. AREA 21832 SQ-FT
ACCORDING TO P. REC

Additional Comments:

07-09-2013

2. PRESENT CONDITION OF STRUCTURE

- a. General alignment (not good, fair, poor, explain if significant) **GOOD**
1. Bulging **NONE**
 2. Settlement **NONE**
 3. Deflections **NONE**
 4. Expansion **NONE**
 5. Contraction **NONE**
- b. Portions showing distress (note beams, columns, structural walls, floors, roofs) **NONE VISIBLE**
- c. Surface conditions- describe general conditions of finishes, cracking, spalling, peeling signs of moisture penetration & stains: **NONE VISIBLE**
- d. Cracks- note location in significant members. Identify crack size as HAIRLINE if barely dissemble; FINE if less than 1 mm in width; MEDIUM if between 1 and 2 mm in width; WIDE if over 2 mm. **NONE VISIBLE**
- e. General extent of deterioration – cracking or spalling of concrete or masonry; oxidation of metals; rot or borer attack in wood.
- f. Previous patching or repairs: **YES**
- g. Nature of present loading; indicate Residential, Commercial, other magnitude. **COMMERCIAL**

3. INSPECTIONS

- a. Date of notice of required inspection: 07-01-13
- b. Date(s) of actual inspection: **07-09-2013**
- c. Name and qualification of individual submitting report: **Paul Pineda PE 61808**
- d. Description of any laboratory or other formal testing, if required, rather than manual or visual procedures:
- e. Structural repair note appropriate line:
1. None Required **XXXXXXX**
 2. Required (describe and indicate acceptance)

4. SUPPORTING DATA

- a. N/A Sheet written data
- b. N/A Photographs
- c. N/A Drawings or sketches

5. MASONRY BEARING WALL = Indicate good, fair, poor on appropriate lines:

- a. Concrete masonry units: **GOOD**
- b. Clay tile or terracotta units: **NONE**
- c. Reinforced concrete tile columns: **GOOD**
- d. Reinforced concrete tile beams: **GOOD**
- e. Lintel: **GOOD**
- f. Other type bond beams **GOOD**
- g. Masonry finishes – exterior **GOOD**
1. Stucco **GOOD**
 2. Veneer **GOOD**
 3. Paint Only **GOOD**
 4. Other (describe)



07-09-2013

5. MASONRY BEARING WALL (con't)

- h. Masonry finishes – interior **GOOD**
 - 1. Vapor barrier **NONE**
 - 2. Furring and Plaster **GOOD**
 - 3. Paneling **NONE**
 - 4. Paint Only **GOOD**
 - 5. Other (describe)
- i. Cracks:
 - 1. Location - note beams, columns, other
 - 2. Description:
- j. Spalling: **NONE**
 - 1. Location - note beams, columns, other
 - 2. Description
- k. Rebar corrosion- check appropriate line:
 - 1. **None visible**
 - 2. Minor – patching will suffice
 - 3. Significant – but patching will suffice
 - 4. Significant – structural repairs required
- l. Samples chipped out for examination in spall areas
 - 1. **NO**
 - 2. **YES** – describe color texture, aggregate, and general quality

6. FLOOR AND ROOF SYSTEM

- a. Roof:
 - 1. Describe (flat, slope, type roofing, type roof deck, conditions **SLAB/ Flat Roof**
 - 2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and conditions of support:
 - 3. Note types of drains and scupper and condition of cooling towers, air conditioners: **GOOD**
- b. Floor system (s):
 - 1. Describe (type of system framing, material, spans, condition) **GOOD**
- c. Inspection – note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members:

7. STEEL FRAMING SYSTEM

- a. Description
- b. Exposed Steel – describe condition of paint & degree of corrosion: **GOOD**
- c. Concrete or other fireproofing – note any cracking or spalling, and note where any covering was removed for inspection
NONE
- d. Elevator sheave beams & connections and machine floor beams – note condition: **GOOD**



07-09-2013

8. CONCRETE FRAMING SYSTEM

- a. Full description of structural system
- b. Cracking
 - 1. **Not Significant** NONE VISIBLE
 - 2. Location and description of members affected and type cracking
- c. General condition
- d. Rebar corrosion - check appropriate line:
 - 1. **Non visible** XXX
 - 2. Location and description of members affected and type cracking
 - 3. Significant - but patching will suffice
 - 4. Significant - structural repairs required (describe)
- e. Samples chipped out in spall areas:
 - 1. **No** XXX
 - 2. Yes, describe color, texture, aggregate, general quality:

9. WINDOWS

- a. Type (Window, steel, aluminum, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other) **Aluminum**
- b. Anchorage - type & condition of fasteners and latches.
- c. Sealant - type of condition of perimeter sealant & at mullions:
- d. Interior seals - type & condition at operable vents:

10. WOOD FRAMING

- a. Type - fully describe if mill construction, light construction, major spans, trusses, **NONE**
- b. Note metal fitting i.e., angles, plates, bolts, split pintles, pintles, other, and note condition: **GOOD**
- c. Joints - note if well fitted and still closed: **CLOSED**
- d. Drainage - note accumulations of moisture : **GOOD**
- e. Ventilation - note any concealed spaces not ventilated: **GOOD**
- f. Note any concealed spaces opened for inspection: **NONE**

11. GENERAL ADDITIONAL COMMENTS:

THE STRUCTURAL PART WAS BUILT ACCORDING TO THE APPLICABLE SOUTH FLORIDA BUILDING CODE AT THE TIME OF YEAR BUILT.

Continued maintenance is suggested to maintain proper function. Inspection is made to what is readily accessible and visible only.

AS A ROUTINE MATTER, AND IN ORDER TO AVOID POSSIBLE MISUNDERSTANDING NOTHING IN THIS INSPECTION REPORT FORM ATTACHED MINIMUM INSPECTION GUIDELINES AND OUR NON-DESTRUCTIVE OBSERVATION SHOULD BE CONSTRUED DIRECTLY OR INDIRECTLY, AS A GUARANTEE OR WARRANTY OF ANY PORTION OF THE STRUCTURE. TO THE BEST OF MY KNOWLEDGE AND ABILITY THIS REPORT REPRESENTS AN ACCURATE APPRAISAL OF THE PRESENT CONDITION OF THE STRUCTURE BASED UPON CAREFUL EVALUATION OF THE OBSERVED CONDITIONS TO THE EXTENT REASONABLY POSSIBLE.



07-09-2013



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**CERTIFICATION OF COMPLIANCE WITH PARKING LOT ILLUMINATION
STANDARDS IN CHAPTER 8C OF THE CODE OF MIAMI-DADE COUNTY**

Name of Title: VENTURA WAY LLC
Street Address: 1801 SW 8 STREET MIAMI
Legal Description: ALTON BEACH 1ST SUB PB 2-77 LOT 1 BLK 57
Owner's Name: VENTURA WAY LLC
Owner's Mailing Address: 1506 COLLINS AVE MIAMI BEACH, FL 33139
Folio Number of Building: 02-3234-019-1040
Building Code Occupancy Classification: 0021 HOTEL
Present Use: 29 ROOM HOTEL
General Description, Type of Construction, Size, Number of Stories,
Features: CBS 4 STORY STORY-TOTAL ADJ. AREA 21832 SQ-FT

ACCORDING TO P. REC

Additional Comments:

The undersigned states the following:

1. I am a Florida registered Professional Engineer with an active license.
2. On JULY 9, 2013 I measured the level of Illumination in the parking lot (s) serving the above referenced building.
3. The level of illumination provided in the parking lot(s) meets the minimum Standards for the occupancy classification of the building as established in Section 8C-3 of the Code of Miami-Dade County.

Paul Pineda, PE 61808
Florida Building Engineering & Inspections
12555 Biscayne Blvd #934
North Miami, Florida 33181
305-895-8001
07-09-2013

**CITY OF MIAMI BEACH
BUILDING DEPARTMENT
1700 Convention Center Drive, 2nd Floor
Miami Beach, FL 33139
(305) 673-7610**

08-01-2013

VENTURA WAY LLC
1506 COLLINS AVE
MIAMI BEACH FL 33139-3111

Re: 1506 COLLINS AV MBCH
Activity #: BR130031

**MIAMI DADE COUNTY CODE ORDINANCE SECTION 8-11 (f) 40 YEARS BUILDING
RECERTIFICATION CHECK LIST**

Dear Owner:

In order to the Building Department of the City of Miami Beach to finalize the 40/10 year building recertification for the above referenced building, the following items must be completed.

- ☐ Signed and sealed structural report.
- ☐ Signed and sealed electrical report.
- ☐ Signed and sealed cover letter to include the phrase:
"The building is structurally and electrically safe for the specified use and continued occupancy"
- ☐ Signed and sealed correction letter to state that all the repairs have been completed.
- ☐ Recertification fee for Non-Threshold Building (\$311.10). (Within 90/150 days from the building recertification notice date).
- ☐ Recertification fee for Threshold Building (\$518.50). (Within 90/150 days from the building recertification notice date).
- ☐ Recertification late fee (\$259.25). (After 90/150 days from the building recertification notice date).
- ☒ Building Department structural inspection.
- ☐ Building Department electrical inspection.
- ☐ Structural repairs required. See attached.
- ☐ Electrical repairs required. See attached.

☒ Other: ELECTRICAL CORRECTIONS REQUIRED TO THE REPORT.
SEE ATTACHED, MUST COMPLY BY 08/19/13

Any questions you may have pertaining to this matter may be directed to (305)-673-7000 **Ricardo Arnau** Ext. 6951, **Carlos Fernandez** Ext. 6797 or **Herminia Perez** Ext. 6165.


Engineering Inspector
Recertification Section

Action	Comments	By	Date	Unique_ Key
CO	Spoke with Mr. Pineda about ammending his comments stating "Un-exposed electrical elements were not inspected; only those elements that were visible at the time of the inspection were insepcted." I explained to him that this clarification is requested to avoid any confusion as to the extent of the inspection because it requires verification of conductor condition and that cannot be done in most cases without removing panel covers.	CAM	07/23/2013	A001953 406

Total Rows: 1

Action	Comments	By	Date	Unique_ Key
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Total Rows: 1

July 31, 2013

Chief Christie

Attached please find the ^{13 WIT-2 M: 8:00} renewed inspection report for 150c calls. We spoke about last week

Thank you

Wynne Sparks

Florida Building Engineer

GUIDELINES AND INFORMATION FOR RECERTIFICATION OF ELECTRICAL SYSTEMS OF FORTY(40) YEAR STRUCTURES

1. ELECTRIC SERVICE

1. Size: Amperage 2 (400) Fuses (X) Breakers ()
2. Phase: Three Phase (X) Single ()
3. Condition: Good () Fair (X) Needs Repair ()
4. Comments: **MAIN DISCONNECT LOCATED IN BUILDING**

ELECTRICAL PANELS/ ELEMENTS HAVE WEAR DUE TO AGE AND USE; HOWEVER THEY ARE OPERABLE AT THIS TIME AND IN FAIR CONDITION. CONTINUED MAINTENANCE IS SUGGESTED TO ENSURE PROPER AND CONTINUED OPERATIONS. UN-EXPOSED ELECTRICAL ELEMENTS WERE NOT INSPECTED; ONLY THOSE ELEMENTS THAT WERE VISBLE AT THE TIME OF THE INSPECTION WERE INSPECTED

2. METER AND ELECTRICAL ROOM:

1. Clearance: Good () Fair (X) Requires Correction ()
2. Comments:

3. GUTTERS

1. Location: Good (X) Requires Repair ()
2. Taps and fill: Good (X) Requires Repair ()

4. ELECTRICAL PANELS

1. Panel # (ALL) Location: **INSIDE EACH HOTEL ROOM**
2. Panel # () Location:
3. Panel # () Location:
4. Panel # () Location:
5. Panel # () Location:
6. Panel # () Location:
7. Panel # () Location:
8. Panel # () Location:
Conditions: Good (X) Requires Repairs ()
Comments:

07-09-2013

**GUIDELINES AND INFORMATION FOR
RECERTIFICATION OF ELECTRICAL SYSTEMS OF
FORTY(40) YEAR STRUCTURES**

1. ELECTRIC SERVICE

1. Size: Amperage 2 (400) Fuses (X) Breakers ()
2. Phase: Three Phase (X) Single ()
3. Condition: Good () Fair (X) Needs Repair ()
4. Comments: **MAIN DISCONNECT LOCATED IN BUILDING**

ELECTRICAL PANELS/ ELEMENTS HAVE WEAR DUE TO AGE AND USE; HOWEVER THEY ARE OPERABLE AT THIS TIME AND IN FAIR CONDITION. CONTINUED MAINTENANCE IS SUGGESTED TO ENSURE PROPER AND CONTINUED OPERATIONS. UN-EXPOSED ELECTRICAL ELEMENTS WERE NOT INSPECTED; ONLY THOSE ELEMENTS THAT WERE VISBLE AT THE TIME OF THE INSPECTION WERE INSPECTED, HOWEVER MAIN PANEL INSIDE METER ROOM WAS OPENED AND CONDUCTORS WERE NSPECTED.

2. METER AND ELECTRICAL ROOM:

1. Clearance: Good () Fair (X) Requires Correction ()
2. Comments:

3. GUTTERS

1. Location: Good (X) Requires Repair ()
2. Taps and fill: Good (X) Requires Repair ()

4. ELECTRICAL PANELS

1. Panel # (ALL) Location: **INSIDE EACH
HOTEL ROOM**

2. Panel # () Location:

3. Panel # () Location:

4. Panel # () Location:

5. Panel # () Location:

6. Panel # () Location:

7. Panel # () Location:

8. Panel # () Location:
Conditions: Good (X) Requires Repairs ()
Comments:

07-24-2013

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

VENTURA WAY LLC
1506 COLLINS AVE
MIAMI BEACH FL 33139

BR13031 Address: 1506 Collins Ave

2. Article Number
(Transfer from service label)

7007 0710 0004 2928 9095

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Signature]*

☐ Agent

☐ Addressee

B. Received by (Printed Name)

Stephen C. [unclear]

C. Date of Delivery

3-1-13

D. Is delivery address different from item 1? ☐ Yes

If YES, enter delivery address below: ☐ No

3. Service Type

☐ Certified Mail

☐ Express Mail

☐ Registered

☐ Return Receipt for Merchandise

☐ Insured Mail

☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

UNITED STATES POSTAL SERVICE



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

• Sender, please print your name, address, and ZIP+4 in this box •

BUILDING DEPARTMENT

13 MAR -7 PM 4:22

CITY OF MIAMI BEACH

CITY OF MIAMI BEACH
BUILDING DEPT.

700 CONVENTION CENTER DRIVE
MIAMI BEACH, FLORIDA 33139

Records

**CITY OF MIAMI BEACH
BUILDING DEPARTMENT
1700 Convention Center Drive, 2nd Floor
Miami Beach, FL 33139
(305) 673-7610**

RECERTIFICATION OF BUILDINGS 40 YEAR OLD - MIAMI DADE COUNTY CODE

Section 8-11 (f)

02-22-2013

Certified Mail - Return Receipt Requested

Date Mail: 02/22/13

VENTURA WAY LLC
1506 COLLINS AVE
MIAMI BEACH FL 33139-3111

RE: 1506 COLLINS AV MBCH
Parcel #: 32340191040
Activity #: BR130031

Dear Owner:

The Miami Beach Building Department has been advised that the subject building is forty (40) years old, or older.

In accordance with Miami Dade County Code Section 8-11 (f), this building must be inspected by a Florida Registered Architect¹ or Engineer and a report be furnished to this office, certifying each building or structure is structurally and electrically safe for the specified use for continued occupancy.


Attached for your information and guidance are:

- A) A copy of Miami Dade County Code, Section 8-11 (f);
- B) General Considerations;
- C) Minimum Inspection Procedural Guidelines for recertification to be utilized by your Architect or Engineer.

This report **must** be submitted to us **within ninety (90) days from the receipt of this notice** as provided for in the Ordinance. Please note that if your property is a single family home or duplex, this does not apply, but proof must be submitted to this office in the form of legal documentation or dated picture of the building showing the front and rear.

There shall be a three hundred eleven dollars .10c (\$311.10) fee per Non-Threshold building², five hundred eighteen dollars .50c (\$518.50) fee per Threshold building, for the Forty Year Building recertification Program as required under the Miami-Dade County Code, section 8-1 (f). If a building has not been recertified in the time limitation established by the ordinance referred to in subsection (iv), **a late fee of two hundred fifty nine dollars .25c (\$259.25) per building** shall be paid in addition to the regular Recertification fee.

Any questions you may have pertaining to this matter may be directed to **Ricardo Arnau** (305)-673-7610 Ext. 6951, **Herminia Perez** Ext. 6165, or **Carlos Fernandez** Ext. 6797.

Very Truly Yours, 

Engineering Inspector
Recertification Section

1-A Florida State Registered Engineer is required to prepare an Electrical Recertification Report for services of more than 600 amperes on residential projects or services of more than 800 amperes on commercial projects as per Chapter 471 of the Florida Statutes.

2-"Threshold building" means any building which is greater than three stories or 50 feet in height, or which has an assembly occupancy classification as defined in the Florida Building Code which exceeds 5,000 square feet in area and an occupant content of greater than 500 persons.