

Hi-Riser



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NEWS

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Aging condos may need inspections

Four decades after the condo boom of the 1960s, many Fort Lauderdale high-rises are coming under the scrutiny of Broward County's 40 Year and Older Building Safety Program, which requires inspection of all buildings — including condos — for structural and electrical safety and preparation for hurricane-force winds.

The mandatory inspection, which must be completed by a Florida Registered architect or engineer, includes a comprehensive examination of the structural components and electrical system. Inspections are due 40 years from the buildings' completion and every 10 years thereafter.

"It's becoming more of an issue now because most

of the buildings around here are reaching that age," said attorney Robert Kaye of the law firm Kaye & Bender. Two weeks ago, Marcy Kravit, property manager for the Galleon Condominium on the Galt Ocean Mile, received Fort Lauderdale's notice for inspection. The 18-story, 214-unit condo is 42 years old and may need an exten-

sion if further repairs are necessary. Additional time may be needed to collect funds via special assessments because the condominium may not have adequate reserve money, Kravit said. Extensions are granted on a case-by-case basis.

Building managers have 90 days to complete an inspection from the date of each city's notice and 180

days to complete any necessary repairs. Buildings must apply for inspection permits, which must be dropped off in person to the city's building department with the \$200 fee for the reports to be reviewed. If no repairs are needed, the inspection is good for 10 years.

Exempt buildings include those less than 3,500

square feet, one- and two-family dwellings, schools under the Broward County School Board jurisdiction, and federal and state government buildings.

Broward's Building Safety Program launched in 2006 and is similar to Miami-Dade County's recertification ordinance, which has been in effect for more than 20 years.