

RECERTIFICATION OF 40 YEAR OR OLDER BUILDING

January 26, 2017

Pompano Beach Club North Association, Inc.
101 Briny Avenue Office
Pompano Beach, FL 33062

RE: Property Address: 101 Briny Avenue Year Built: 1975 Application No.: 16-5384

To Whom It May Concern:

The City of Pompano Beach Building Inspections Division received the Notice of Required Building Safety Inspection Report submitted by you regarding the 40 year old building on the property referenced above. According to the inspection reports prepared by your Architect/Engineer, Thomas Cheever, P.E., of Florida Technical, Inc. on or about October 25, 2016, the building on the above referenced property is structurally and electrically safe for continued occupancy.

Based upon the submittal of these reports, Recertification is **GRANTED** for the above listed property address. This Recertification expires ten (10) years from the date of the fortieth anniversary of the building and must be renewed every subsequent ten (10) year anniversary. At that time, a new Recertification Report must be submitted to the Building Official.

Although this Recertification allows continued occupancy of the building, issuance of this letter does not preclude the Building Official from carrying out his responsibilities under Florida Building Code Chapter 1 Section 110.16 of Broward County Administrative Provisions. Further, issuance of this Recertification should not be construed directly, or indirectly, as a guarantee of the safety of any portion of the structure.

If additional information is required about this matter please contact Joyce Grant at 954 545-7772. Thank you in advance for your cooperation in this matter.

Cordially,



Miguel Nunez
Building Official

16-5384

Florida Technical, Inc.

CONSULTING ENGINEERS

TAMPA - KEY WEST

October 25, 2016

City of Pompano Beach -
Building Inspections Division
100 West Atlantic Blvd.
Pompano Beach, Florida 33060

**Re: POMPANO BEACH CLUB NORTH
101 BRINY AVENUE
POMPANO BEACH, FLORIDA 33062**

Dear sir:

Following an inspection on September 7, 2016, of the high rise structure referenced above and a thorough review of available maintenance records, I have completed the 40 Year Inspection.

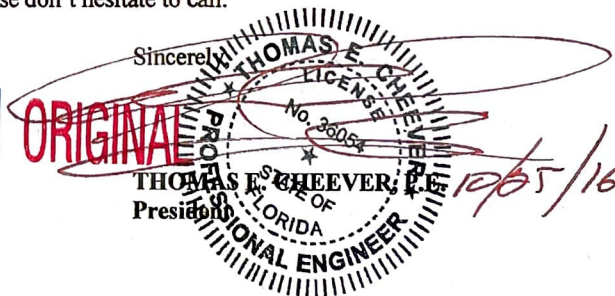
The completed 40 Year Inspection Form is attached for your consideration.

Therefore, is my professional engineering opinion the existing residential structure referenced above, as inspected on September 7, 2016, can be safely occupied without concern of structural failure. I observed no structural, electrical nor life safety issue requiring repair or remediation.

If you have any questions, please don't hesitate to call.



Attachment



Building Safety Inspection Report Form Amended 03/15/12
STRUCTURAL



Building Information

Building / Structure address POMPANO BEACH CLUB NORTH, 101 BRINY AVE, POMPANO BEACH, FL 33062

Legal description _____

Folio # of Building /Structure 494306CH

Owner's name POMPANO BEACH CLUB NORTH ASSOCIATION, INC.

Owner's mailing address 101 BRINY AVENUE - OFFICE

Building Code Occupancy Classification R-2 In accordance with Building Code Edition FBC - 2014 5TH EDITION

Type of Construction 1A In accordance with Building Code Edition FBC - 2014 5TH EDITION

Size (Square footage) 384,000 SQ.FT.

Number of Stories 28

Inspection Firm

Inspection Firm or Individual FLORIDA TECHNICAL, INC.

Address 114 WEST DAVIS BLVD, TAMPA, FL 33606

Phone 813-251-5948 - OFF; 813-765-0264 - CELL

Inspection Commencement Date 09/07 /2016 Inspection Completion Date 10/25 /2016

Inspection made by THOMAS E. CHEEVER, P.E.

In accordance with Section 110.15 of the Broward County Administrative provisions of the Florida Building Code and the Broward County Board of Rules and Appeals Policy # 05-05 the required safety inspection has been completed.

No Repairs required

Repairs are required as outlined in the attached inspection report.

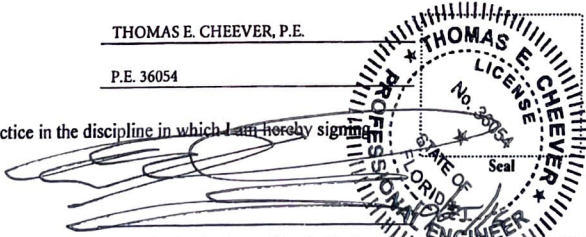
Licensed Professional Engineer / Architect

THOMAS E. CHEEVER, P.E.

License #

P.E. 36054

"I am qualified to practice in the discipline in which I am hereby signing



ORIGINAL

Signature and Date

As a routine matter, and in order to avoid possible misunderstanding, nothing in this inspection report form, attached Minimum Inspection Guideline and our Non-Destructive Observations, should be construed directly, or indirectly, as a guarantee or warranty for any portions 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 observed conditions, to the extent reasonably possible.

VI. **Wood Framing:** NOT APPLICABLE

- A. Describe floor system
- B. Note condition connector or stress
- C. Note rotting or termite damage
- D. Note alignment problems
- E. Note bearing deficiencies
- F. Note any significant damage that might affect safety and stability of building structure.

VII. **Exterior Finishes / Note any structural deficiencies in the following.**

- A. Stucco SMOOTH SAND FINISH, GOOD CONDITION
- B. Veneer
- C. Soffits
- D. Ceiling
- E. Other

B. Floor system(s):

1. Describe (type of system framing, material, condition) CONCRETE SLAB
2. Heavy equipment and conditions of support NONE

C. **Inspection** - note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members.

III. Steel Framing Systems: NOT APPLICABLE

- A. Description
- B. Exposed Steel - describe condition of paint & degree of corrosion.
- C. Concrete or other fireproofing - note any cracking or spalling, and note where any covering was removed for inspection.
- D. Elevator sheaves beams & connections, and machine floor beams - note Condition.

IV. Concrete Framing Systems:

- A. Full description of structural system. POLYSPAN SPAN POST TENSION SLAB
- B. Cracking:
 1. Not significant. XX
 2. Location and description of members affected and type cracking.
- C. General condition. GOOD
- D. Rebar corrosion
 1. None visible XX
 2. Minor
 3. Significant - structural repairs required (describe)

V. Windows:

- A. Type (Wood, steel, aluminum, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other) ALUMINUM
- B. Anchorage - type & condition of fasteners and latches. LEAD SHEET, GOOD
- C. Sealants - type & condition of perimeter sealants & at mullions. LATEX, GOOD
- D. Interior seals - type & condition at operable vents. NOT OBSERVED
- E. General condition. GOOD

MINIMUM INSPECTION GUIDELINES
FOR BUILDING SAFETY INSPECTION
STRUCTURAL

I. Masonry Walls

A. General Description GOOD CONDITION, RESTORATION COMPLETED 2012

- | | | |
|----|---------------------------------|----------------|
| 1. | Concrete masonry units | NOT APPLICABLE |
| 2. | Clay tile or terra cotta units | NOT APPLICABLE |
| 3. | Reinforced concrete tie columns | GOOD |
| 4. | Reinforced concrete tie beams | GOOD |
| 5. | Lintels | GOOD |
| 6. | Other type bond beams | GOOD |

B. Cracks: Identify crack size as **HAIRLINE** if barely discernible; **FINE** if less than 1 mm in Width; **MEDIUM** if between 1 and 2 mm in width; **WIDE** if over 2 mm

- | | | |
|----|---------------------------------------|------------|
| 1. | Location - note beams, columns, other | |
| 2. | Description | NONE NOTED |

C. Spalling:

- | | | |
|----|---------------------------------------|------------|
| 1. | Location - note beams, columns, other | NONE NOTED |
| 2. | Description | |

D. Rebar corrosion

- | | | |
|----|--|----|
| 1. | None visible | XX |
| 2. | Minor | |
| 3. | Significant - structural repairs required (describe) | |

II. Floor and Roof Systems: BUILDING RE-ROOFED 2015

A. Roof:

- | | |
|----|--|
| 1. | Describe type of framing system (flat, slope, type roofing, type roof deck, condition)
FLAT ROOF, TPO |
| 2. | Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of supports.
SUPPORTS PROPERLY FLASHED |
| 3. | Note types of drains and scuppers and condition.
SCUPPERS ADEQUATE, GOOD CONDITION |

Florida Technical, Inc.

CONSULTING ENGINEERS

TAMPA - KEY WEST

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Therefore, is my professional engineering opinion the existing residential structure referenced above, as inspected on September 7, 2016, can be safely occupied without concern of structural failure. I observed no structural, electrical nor life safety issue requiring repair or remediation.

If you have any questions, please don't hesitate to call.

Sincerely,

THOMAS E. CHEEVER, PE
President



Attachment

MINIMUM INSPECTION GUIDELINES FOR
BUILDING SAFETY INSPECTION
ELECTRICAL

I. Electrical Service:

A. Size, Amperage, Voltage: 2000 AMP, THREE PHASE, 277/480 VOLT

B. Phase: THREE

C. Condition: Code Compliant () Requires Repair ()

D. Comments: WELL MAINTAINED, ORGANIZED AND CLEAN ELECTRIC ROOM

II. Meter and Electrical Rooms:

A. Clearances: Code Compliant () Requires Repair ()

B. Comments:

III. Switchboards/Meter/Motor Control Centers: Code Compliant () Requires Repair ()

Comments:

IV. Grounding:

A. Service Code Compliant () Requires Repair ()

B. Equipment Code Compliant () Requires Repair ()

C. Comments:

V. Conductors: Code Compliant () Requires Repair ()

Comments:

VI. Auxiliary Gutters/ Wireways/ Busways:

A. Location: Code Compliant () Requires Repair ()

B. Comments:

VII. Electrical Panels:

A. Location Code Compliant () Requires Repair ()

B. Clearance Code Compliant () Requires Repair ()

C. Identification Code Compliant () Requires Repair ()

D. Comments:

VIII. Disconnects:

A. Location Code Compliant () Requires Repair ()

B. Clearance Code Compliant () Requires Repair ()

C. Identification Code Compliant () Requires Repair ()

D. Comments:



Building Safety Inspection Report Form Amended 03/15/12

ELECTRICAL

Building Information

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 Legal description _____
 Folio Number of Building /Structure 494306CH
 Owner's name POMPANO BEACH CLUB NORTH ASSOCIATION, INC.
 Owner's mailing address 101 BRINY AVE - OFFICE, POMPANO BEACH, FL 33062
 Building Code Occupancy Classification R-2 In accordance with Building Code Edition FBC 2014, 5TH EDITION
 Type of Construction 1A In accordance with Building Code Edition FBC 2014, 5TH EDITION
 Electrical Installation In accordance with National Electrical Code Edition
 Size (Square footage) 384,000 SQ.FT.
 Number of Stories 28

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Licensed Professional Engineer / Architect

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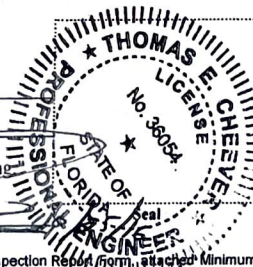
License #

P.E. 36054

" I am qualified to practice in the discipline in which I am hereby signing

Signature and Date

[Handwritten Signature]



ORIGINAL

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IX. Branch Circuits:

A. Identification Code Compliant (XX) Requires Repair ()
B. Comments:

X. Conduit/Raceways:

Code Compliant (XX) Requires Repair ()
Comments:

XI. Low Voltage Wiring Methods

Code Compliant (XX) Requires Repair ()
Comments:

XII. Building Illumination:

A. Building Egress Code Compliant (XX) Requires Repair ()
B. Emergency Code Compliant (XX) Requires Repair ()
C. Exit Signs Code Compliant (XX) Requires Repair ()
D. Comments: WELL MAINTAINED BY BUILDING MAINTENANCE

XIII. Fire Alarm System:

Code Compliant (XX) Requires Repair ()
Comments: FIRE ALARM SYSTEM INCLUDING SMOKE DETECTORS UPGRADED 2007

XIV. Smoke Detectors:

Code Compliant (XX) Requires Repair ()
Comments:

XV. Generator:

A. Emergency Code Compliant (XX) Requires Repair ()
B. Standby/Optional Code Compliant () Requires Repair ()
C. Comments: 150 KW NATURAL GAS GENERATOR

XVI. Site Wiring:

Code Compliant (XX) Requires Repair ()
Comments:

XXIV. Swimming Pool/Spa Wiring:

Code Compliant (XX) Requires Repair ()
Comments:

XXV. Wiring to Mechanical Equipment:

Code Compliant (XX) Requires Repair ()
Comments:

XXVI. General Additional Comments:

BUILDING WELL MAINTAINED WITH ISSUES ADDRESSED PROMPTLY. NO DEFERRED MAINTENANCE OBSERVED

Joyce grant
nq 1-2

16-5384

Building Code in Effect
Florida Building Code

40 yr. Building
Inspection Report

THIS PLAN IS APPROVED
SUBJECT TO ALL CODES OF THE
CITY OF POMPANO BEACH

* 107.4 Plans *

The permit holder shall maintain and keep the
site at the site during the hours of work in
progress and available for mandatory
inspections.

ZONING _____ Zoning Admin. _____ Date _____

LANDSCAPE _____ Zoning Admin. _____ Date _____

ENGINEERING _____ Inspector _____ Date _____

BUILDING _____ Plans Examiner _____ Date 1-17-17

PLUMBING _____ Plans Examiner _____ Date _____

AIR COND. _____ Plans Examiner _____ Date _____

ELECTRICAL _____ Plans Examiner _____ Date 1-26-17

FIRE _____ Plans Examiner _____ Date _____

BUILDING PERMIT # _____

DATE ISSUED _____