



What Is The New Senate 4-D Building Safety Act For Condos and HOA's?

- A response to the Surfside collapse last year and modifies Florida Statutes Chapters 553, 718, 719 and 720.
- Establishes a statewide structural inspection program, requiring Condominium and Cooperative Associations to conduct Milestone Structural Inspections of their buildings.

Who Needs a Milestone Structural Inspection and What is it?

- ✓ Condominiums three stories and higher
- ✓ Required at 30 years since Certificate of Occupancy
- ✓ Required at 25 years within three miles of the coastline
- ✓ Certificate of Occupancy before July 1, 1992 must have Milestone Phase 1 completed by December 31, 2024
- ✓ A visual-based structural evaluation (Phase I)
- ✓ Performed by a licensed Engineer or Architect
- ✓ Recurring every 10 years after initial Milestone
- ✓ Milestone Inspection may consist of two phases:
 - Phase I → Visual based only of observable components
 - Phase II → If any substantial structural deterioration is identified during Phase I, destructive or nondestructive testing may be utilized as necessary to fully assess areas of structural distress in order to confirm that the building is structurally sound and safe

Why Is This Required?

- It is a breach of an Association's duties to willfully and knowingly fail to have a Milestone Structural Inspection performed.

**Do not wait! Demand for inspections will exceed
the number of qualified Engineers and
Architects**



How can Tierra Inc. help?

- ✓ Review of As-builts and existing construction documents
- ✓ On site interview of facility maintenance staff
- ✓ Visual based inspections
 - Use of drone if needed
 - Use of RDS (Rope Descent System) if needed
 - Use of high reach if needed
- ✓ Provide a detailed signed and sealed report documenting structural defects and identifying their locations, to include general structural condition of the building, including a determination of any necessary maintenance, repair or replacement of any structural components of the building.
- ✓ If Phase II Inspection is determined to be necessary, Tierra has a wide range of equipment such as infrared cameras, minimally invasive borescope cameras, penetrating radar, and specialized diagnostic tools.

Who Is Tierra Inc.?

- With over 25 State Licensed Engineers across Florida, Tierra provides a broad range of geotechnical, structural and forensic engineering services. We provide services to a broad clientele base including Federal, State and Local Government entities, private sector corporations, developers, architects, and attorneys.
- We take a clinical approach to addressing existing facility concerns and providing quality assurance to our clients in new construction and existing structures. We provide detailed site inspections and can perform diagnostic and investigative testing, identify building system deficiencies, determine areas of concern and provide solutions.
- We also provide a full suite of facility consulting services throughout the state of Florida.