

Guidelines for 40-year Inspection Requirements

A discussion of where we are and where we need to go



Introduction

- Conducting 40-year inspections requirements can be very challenging on a number of levels.
- Building construction can vary which changes the scope of inspection work.
- Owner occupied residential structures present special Client and liability challenges.
- These issues raise several important questions.



What should the standard of care be for a 40-year inspection?

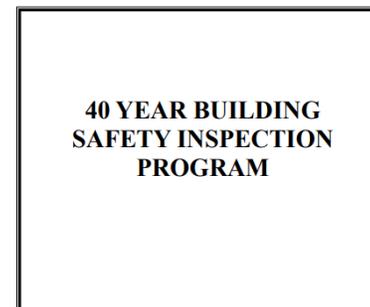
- Visual only?
- When should non-destructive or destructive Testing be performed?
- When should the original design be questioned and rationally analyzed?

Important Notice: The updated approved guidelines and report templates become effective with the 2022 recertification cycle. As of January 2022, all building recertifications must use the new report templates. Recertifications for cycles on or before 2021 have the option of using the new report forms or the previous report forms. **Please note that proprietary report forms will not be accepted.**

New Forms (to be used on Recertifications for 2022 onward):

- [General Consideration & Guidelines](#)
- [Minimum Inspection Procedural Guidelines Structural Recertification](#)
- [Minimum Inspection Procedural Guidelines Electrical Recertification](#)
- [Certification of Compliance with Parking Lot Illumination Standards](#)
- [Certification of Compliance with Parking Lot Guardrails Requirements](#)

Each page of the electrical and structural report must be signed and sealed by the engineer or architect, unless submitted electronically using a verifiable digital signature. In addition, if there is more than one building on the property, a **site plan or copy of a survey showing the location of each building must be submitted**. The building that is the subject of the 40-Year Recertification report must be clearly identified on the site plan or survey submitted.



Should the industry have published minimum standards and rating systems?

- Is a rating system like we have for bridges, based on the structure type, i.e. steel frame, reinforced concrete, masonry possible?
- Uniformity and standards could attract firms to the work.

Subpart C—National Bridge Inspection Standards

SOURCE: 69 FR 74436, Dec. 14, 2004, unless otherwise noted.

§ 650.301 Purpose.

This subpart sets the national standards for the proper safety inspection and evaluation of all highway bridges in accordance with 23 U.S.C. 151.

§ 650.303 Applicability.

The National Bridge Inspection Standards (NBIS) in this subpart apply to all structures defined as highway bridges located on all public roads.

Should there be legislative liability relief for Owner Occupied buildings?

- The Witt v. La Gorce decision sent an earthquake through the professional A/E community
- The FL Legislature implemented a statutory response in F.S. 558.0035.
 - But this provision is intended for “Design Professionals” which may not cover 40-year inspections
- Liability concerns could restrict the pool of available, qualified, architects and engineers to perform 40-year inspections



Should there be prescriptive regulatory timeframes for Owners and HOA's to act?

- Internal leadership, politics, and funding issues affect the Owner and HOA's ability to react to preliminary inspection findings of concern
- Timeframes for reporting inspection findings of concern to the AHJ, Owner or HOA should be standardized
- Timeframes for the Owner or HOA repairs should be standardized, with a process for bona fide extension, if necessary



Questions and Answers

THE WORLD'S GATHERING PLACE FOR ADVANCING CONCRETE

