

Welcoming the dawn of a new decade.



Serving Florida communities since 1993.



Building Safety Recertification Inspections

A Critical Influence on
Commercial Real Estate
by the president of Allied COMPANIES,
Mr. John S. Micali

ALLIED
BUILDING INSPECTION SERVICES



ALLIED
ENGINEERING
An **ALLIED** Company



About our Presenter

John S. Micali is President of Allied Building Inspection Services. A Florida Certified General Contractor, Roofing Contractor, Pest Operator and Home Inspector, he graduated from the University of Florida with a Bachelor of Science Degree in Building Construction in 1989. His broad range of construction management and development experience in residential and commercial construction gives him a strong knowledge of building codes and construction practices.

As President of the Allied Companies since 1993, he has personally performed over 10,000 residential and commercial building inspections, construction-in-progress inspections, forensic Inspections, 40-year re-certification inspections, roof inspections, ASTM Property Assessments, and Reserve Study Inspections. He has performed construction consulting, cost and forensic consulting, and rendered expert testimony for various commercial projects to multiple large clients in the legal, lending and development community. John has appeared on HGTV and contributed to books and articles related to building inspections.

As a general contractor, owner and developer in multiple ventures, he has acquired, developed, constructed, renovated, or restored and sold over 140 properties in South Florida over the last thirty-two years.

ORIGINS OF THE RECERTIFICATION PROGRAM

On 8/5/1974, a building leased by the DEA located at 1201 NE 2 Ave., Miami collapsed and killed 7 people and injured 16 others.

On 5/21/1975, the Board of County Commissioners adopted and passed Ordinance No. 75-34, amending the South Florida Building Code (at the time) to require that all buildings, except single family residences, duplexes and minor structures, 40 years old or older be recertified as to their structural safety and were required every 10 years thereafter.

Original Program Basics:

- Get a professional to inspect and determine how the building is aging
- Identify any structural distress
- Identify any electrical issues
- Recommend repairs, if any, so the building can maintain its occupancy



Champlain Towers Condominium Building Collapse

Pool deck collapsed at
about 1:14 am
followed by the progressive
collapse of the central section and
eastern wing at 1:25 am.

98 Dead

- **Stricter Building Safety Regulations:**
Senate bill 4-d signed into law by Governor Ron DeSantis establishing Milestone structural inspections and structural integrity reserve studies.
- **Increased Accountability for Condo & Building Associations**
- **Heightened Awareness and Demand for Building Safety:**



Building Safety Recertification Inspection

Importance of Building Safety Recertification for Commercial Properties

- Ensures Structural Integrity
- Protects Property Value
- Compliance with Regulations
- Reduces Insurance and Liability Risks

Building Safety Recertification Inspection

Managing Commercial Properties: Preparing for Building Safety Recertification Inspections

- Conduct a Pre-Inspection
- Engage Qualified Professionals
- Gather Documentation
- Prepare and Repair

Building Safety Recertification Inspection

Building Safety Recertifications and Their Impact on Commercial Loan Processes

- Loan Approval Requirements
- Risk Assessment for Lenders
- Impact on Loan Terms and Interest Rates
- Influence on Property Valuation

