

NOTICE OF REQUIRED BUILDING SAFETY INSPECTION

August 28, 2023

Shaker Village Condominium Association, Inc
40 Meacham Lane
TAMARAC FL 33319

Certified Mail #7021 0350 0000 2569 5063

Re: Building Safety Inspection Program

**Property Address/Folio: Various - 33 +/- buildings / 494111AD0250
SHAKER VILLAGE PHASE 1 (33 +/- Buildings) / Actual Year Built 1973**

Dear Owner:

To ensure public safety and the proper maintenance of older buildings, the Broward County Board of Rules and Appeals (BORA) has implemented a Building Safety Inspection Program, which affects buildings that are over 25 years of age and 3,500 square feet or more in floor area. We have been notified by the BORA the building(s) located on the above referenced property is (are) required to comply with this program.

As noted in Florida Building Code 110.15, the Building Safety Inspection Program requires the property owner to retain a Professional Engineer or Architect to inspect the building's structural and electrical components. It is your responsibility to provide completed Building Safety Inspection Report Forms to the City of Tamarac Building Department within ninety (90) days of your receipt of this letter. After your report is submitted, any deficiencies noted in the Inspection Reports must be repaired or corrected within 180 days of the date of the Engineer's or Architect's report. City Code provides for an administrative fee of \$300.33 to be paid at the time of submittal of the completed reports to the Building Department.

Subsequent building safety inspections shall be required at ten (10) year intervals.

Safety inspection reports can be submitted **in person** to the Building Department located at 6011 Nob Hill Road – 1st Floor, or online provided the engineer and/or architect has a third-party verified signature.

The following must be included at the time of submittal:

- **Broward County Board of Rules and Appeals Building Safety Inspection Report, per building, Structural and Electrical**
- **Processing fee payment of \$300.33 per building for Building Department review of reports**

The Building Safety Inspection Program documents can be found through the link shown below.
<https://www.broward.org/CodeAppeals/Pages/SafetyInspectionProgram.aspx>

If the reports indicate that there are deficiencies, the owner shall have one hundred and eighty (180) days from the date of the report to obtain any required permits and to complete the necessary repairs. All repairs and/or modifications shall be completed in compliance with permitting requirements, the applicable sections of the Florida Building Code, and licensing laws. When repairs have been completed, new Safety Inspection Reports must be submitted to the Building Official indicating no repairs required.

Failure to submit the required safety inspection reports within ninety (90) days or failure to complete the required repairs and submit new safety inspection reports indicating no repairs are required within 180-days of the building safety inspection report will be subject to the issuance of:

A notice of violation/notice to appear before a special magistrate which could result in a fine amount up to five hundred dollars (\$500.00) per day for each day of non-compliance with the Code and could result in a lien being recorded against the property.

Please note that the Building Safety Inspection Program shall not be required for single-family residences, duplexes, U.S. Government and State of Florida Buildings, schools under the jurisdiction of Broward County School Board, buildings built on Indian Reservations, and all buildings under 3,500 square feet. If you feel Broward County has misclassified your building and it falls within an exemption, please notify us in writing stating the exemption for your building.

If you have any questions, please contact Rosemary Fisher 954-597-3421.

Sincerely,


George Folles
Building Official

cc: Registered Agent - Straley & Otto PA / 2699 Stirling Road Ste C-207 Fort Lauderdale FL 33312