

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

Building / Structure address Plaza South Condominium
 Legal description 494319AM0010 Plaza South Condo Common Area 335 Units 494319AM0010 thru 494319AM3360
 Folio # of Building /Structure 494319AM0000
 Owner's name Plaza South Condominium Common Area 335 Units
 Owner's mailing address 4280 GALT OCEAN DRIVE, Ft. Laud., FL

Building Code Occupancy Classification R-2 In accordance with Building Code Edition 2020 7th Edition

Type of Construction CMU/Reinf. Concrete In accordance with Building Code Edition 2020 7th Edition
 Size (Square footage) Approx. 398,400 SF
 Number of Stories 30-stories (south) 28-stories(east) 16-stories(north)

Inspection Firm

Inspection Firm or Individual BROMLEY COOK ENGINEERING INC.
 Address 5440 NW 33 AVE SUITE 100, FT. LAUD., FL 33309
 Phone 954-772-4624

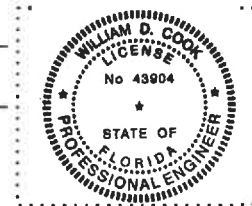
Inspection Commencement Date 08/23/21 Inspection Completion Date 09/ 17/ 21
 Inspection made by David Dolbee

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 / ArchitectWILLIAM D. COOK PE

License #

43904, FL SI #2008

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

William D. Cook, PE Digitally signed by William D. Cook, PE Seal
Date: 2021.10.18 15:43:00 -04'00'

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 guaranteed or warrantee 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.

MINIMUM INSPECTION PROCEDURAL GUIDELINES
FOR BUILDING SAFETY INSPECTION
(STRUCTURAL)

I. Masonry Walls

A. General Description:

1. Concrete Masonry Units:
This is a 30-story reinforced concrete frame structure with masonry infill walls. The majority of the exterior walls are in good condition following the painting and partial renovation project just completed.
2. Clay Tile or Terra Cotta Units:
N/A
3. Reinforced Concrete Tie Columns:
There are columns that still require repairs.
4. Reinforced Concrete Tie Beams:
There are beams that require repairs.
5. Lintels:
None visible.
6. Other Type of Bond Beams:
N/A

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 and other.)
There are cracks visible on balcony slabs and in the garage and lower areas of the building.
2. Description:
There are cracks that are related to spalled concrete that must be repaired.

C. Spalling:

1. Location: (Note beams, columns and other.) **There are spalled concrete areas on a number of the balcony slabs, in the walls of the 2 different garage levels, and in rooms in the lower portions of the building.**
The spalled concrete, in and around the building, at the various balconies, and in the garage areas, must be chipped and repaired.

2. Description:

Spalled areas that were evident along the outer edges of the balconies, which appeared to be hazardous if it separated and fell, was chipped and repaired during the recent partial restoration project.

D. Rebar Corrosion: (Note "None Visible," "Minor," or "Significant" structural repairs required - describe)

There is rebar corrosion visible which is causing the spalled concrete, which must be repaired.

II. Floor and Roof Systems

A. Roof:

1. Framing System: (Describe - Flat, Slope, Type Roofing, Type Roof Deck, Condition)

The 3 main roofs are considered flat roofs with the 2 main upper roofs covered with a coal-tar pitch membrane with ballast stones covering those entire roofs. The lower north roof is covered with a single-ply roof membrane. The roof membranes appear to be in good condition with no leaks reported.

The roof top construction is a reinforced concrete slab with parapet walls surrounding the perimeter of the 3 roof areas. There are elevator towers on each of the 3 roofs.

2. Equipment: (Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of supports.)

The roof top equipment consists of a large cooling tower located on the lower 16-story roof. The structural cooling tower stand was observed to be intact and structurally sound.

3. Drains and Scuppers: (Note types and conditions.)

There were a few rooftop deck drains scattered at various locations across the roof. There was ponding water at the time of the inspection, due to a heavy rain storm. Eventually, the water gets to the drains or evaporates.

B. Floor System(s):

1. Type: (Describe type of system, material and condition.)

The typical building floor slabs are conventionally reinforced (2-way) concrete floor slabs. The balconies are cantilevered reinforced concrete. The slabs for the floors and balconies are approximately 7" thick.

The parking garage consists of a reinforced concrete pan-beam system. The pan-beams are supported by concrete soffit beams. The soffit beams are supported by concrete columns.

2. Equipment: (Describe heavy equipment and conditions of support.)
Typical interior Unit Owner's furniture equipment noted within the units that were inspected; no detrimental structural issues observed.

- C. Inspection: (Note exposed areas available for inspection, and where it was found necessary to open ceiling, etc. for inspection of typical framing members.)
The cantilevered balconies, general wall areas, etc., were in relatively good condition, but there are spalled areas that require structural repairs.

III. Steel Framing Systems

- A. Description
The cooling tower on the roof is supported by a steel framing system. The steel framing system was found to be intact.
- B. Exposed Steel: (Describe condition of paint & degree of corrosion.)
Cooling Tower steel framing is intact.
- C. Concrete or Other Waterproofing: (Note any cracking or spalling, and note where any covering was removed for inspection.)
N/A
- D. Elevator Sheaves Beams & Connections, Machine Floor Beams: (Note condition.)
Machine room beams, columns, beams, and roof slab were found to be intact where visible.

IV. Concrete Framing Systems

- A. Full Description of Structural System:
Reinforced concrete columns and beams with a 2-way floor system for each of the concrete floor slabs. Concrete footing system not visible (piles & pile caps). The columns and beams, notably in the garage and lower rooms of the building have spalling areas visible that require chipping and repairs.
- B. Cracking: (Note whether significant, location, description and type of cracking.)
The exterior walls of the building recently underwent a painting project and the majority of the exterior stucco, where delaminated, was repaired. There are cracks indicating spalling, but these are associated with balconies.
- C. General Condition:
The overall condition of the exterior walls can be considered to be good, due to the recent partial renovation and painting project. There are spalled areas on the balconies which must be chipped and repaired.

- D. Rebar Corrosion: (Note whether "visible," "Minor," or "Significant" (structural repairs required – describe.)

There is visible spalling and moderate structural repairs, predominately in the garage and lower rooms of the building. There are spalled areas on the balconies as well. All of the spalled areas must be repaired.

V. **Windows**

- A. Type: (Wood, steel, aluminum, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other)

There is a combination of windows in this building. The original type of windows appear to be "fixed" windows along the ground lobby floor level. The other lobby windows are protected by hurricane shutters.

There are a number of windows in the various units that have been replaced with new impact resistant windows. The new windows and the new SGD's are impact resistant and are in good condition.

There are numerous older and original windows, both awning and single-hung, that are at the end of their life span.

- B. Anchorage: (Type & condition of fasteners and latches)

The anchorage for the original windows is thought to be screws into wood bucks or into lead shields around the perimeters. The new windows are anchored with tapcon type cement screws likely thru wood bucks.

- C. Sealants: (Type & condition of perimeter sealants and mullions)

The sealants around the exterior of the windows were found to be good condition. The old caulk around the perimeters of the windows was removed and new sealant was installed during the just-completed partial renovation and painting project.

- D. Interior Seals: (Type and condition at operable vents)

The interior of the units that were accessed appeared to have window and door seals that were in fair condition, where visible.

- E. General Condition:

The original fixed windows and swing doors, were found to be in old and poor condition and in some cases, non-operable. The old windows were found to leak in a number of cases.

The new windows that were installed, the new impact windows and SGD's, are in good condition.

VI. **Wood Framing**

- A. Describe Floor System:

N/A

- B. Note Condition of Connector or Stress:

N/A

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STRUCTURAL

C. Note Rotting or Termite Damage:
N/A

D. Note Alignment Problems:
N/A

VII. Exterior Finishes (Note any structural deficiencies in the following.)

A. Stucco:
The exterior finishes were observed to be in good condition following the recent partial renovation and painting project.

B. Veneer:
Good Condition.

C. Soffits:
N/A

D. Ceilings:
Good Condition

E. Other:
Lower Garage- There are existing spalls along the south perimeter of the lower garage which must be replaced, repaired, and painted. There are OH beam and floor spalls that must be repaired as well.



Photo above depicts the west elevation (front of the building) of the condominium tower as displayed by Google Earth.



Photo at left depicts the north elevation of the condominium tower. This is an "T" shaped building with the west leg parallel to A1A. This building is located directly on the ocean.

This is a 30-story building for the majority of the tower, but there is a 16-story portion and a 28-story portion.



Photo at left depicts the elevator tower on the roof of the 16-story portion, which is the north portion. This view is facing southward.

The building is recently painted and the roof top structure and the parapet are in good condition.

Note the roof drain, the roof top ventilator, and the single-ply roof membrane are all visible on this roof area.

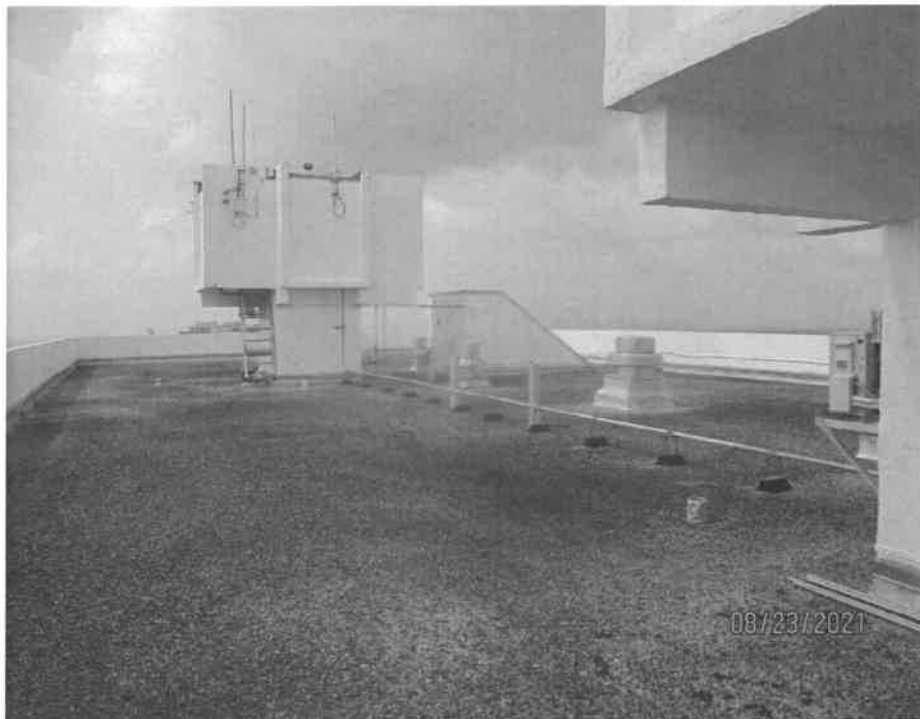


Photo at left depicts the 2 elevator towers on the roof of the 30-story portion of the building, which is the south portion. This view is facing southward.

The building is recently painted and the structural components on the roof are in good condition.

This roof portion has gravel ballast over the roof membrane, which is intact and in visibly good condition.



Photo at left depicts the roof for the 30-story portion with the roof drain in the center.

The roof top mechanical equipment was found anchored and secured in place.

The roof, parapet walls, and elevator towers were all found to be structurally sound and in good condition.



Photo at left depicts the elevator tower on the roof of the 30-story portion of the building, which is the south portion. This view is facing northward.

The steps leading up to the elevator machine room and the machine rooms were found to be in structurally good condition.



Photo at left depicts the elevator tower on the roof of the 28-story portion of the building, which is the east portion. This view is facing westward.

This photo was taken following a heavy rain storm. No water leaks were evident and the roof appeared in good condition.

This roof portion is likely a coal-tar pitch membrane with gravel ballast.

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tel: 954-772-4624
fax: 954-772-4634



Photo at left depicts the elevator tower on the roof of the 28-story portion of the building, which is the east portion. This view is facing eastward.

No water leaks were evident and the roof appeared in good condition.

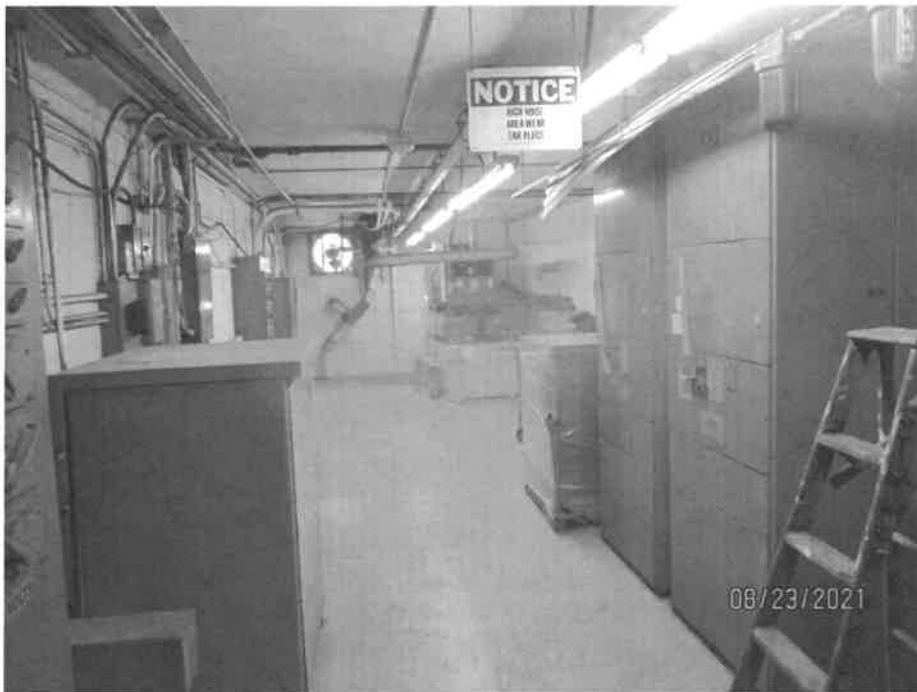


Photo at left depicts the electrical room in the lower portion of the building.

This room was found to be intact with no damages found.



Photo at left depicts the lower parking garage area. There are structural damages, concrete spalling in the garage area, which must be repaired.



Photo at left depicts a section of the parking garage which was found to be in relatively good condition. There are still repairs to be completed in adjacent areas.

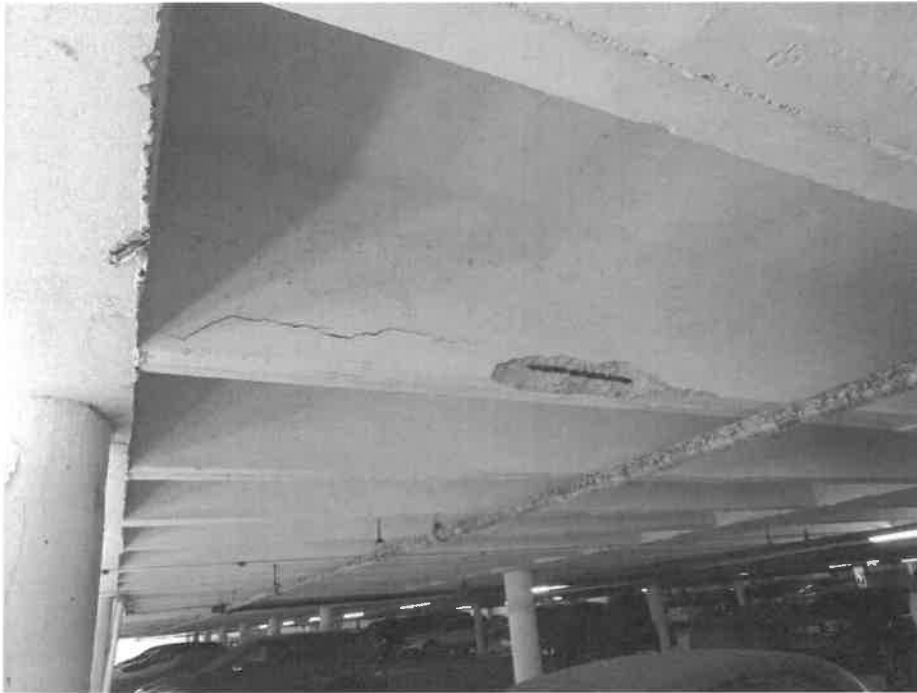


Photo at left depicts a section of the parking garage with concrete spalling that must be repaired.



Photo at left depicts an OH soffit beam, located inside the garage, which is significantly spalled.

There are repairs required for these areas.

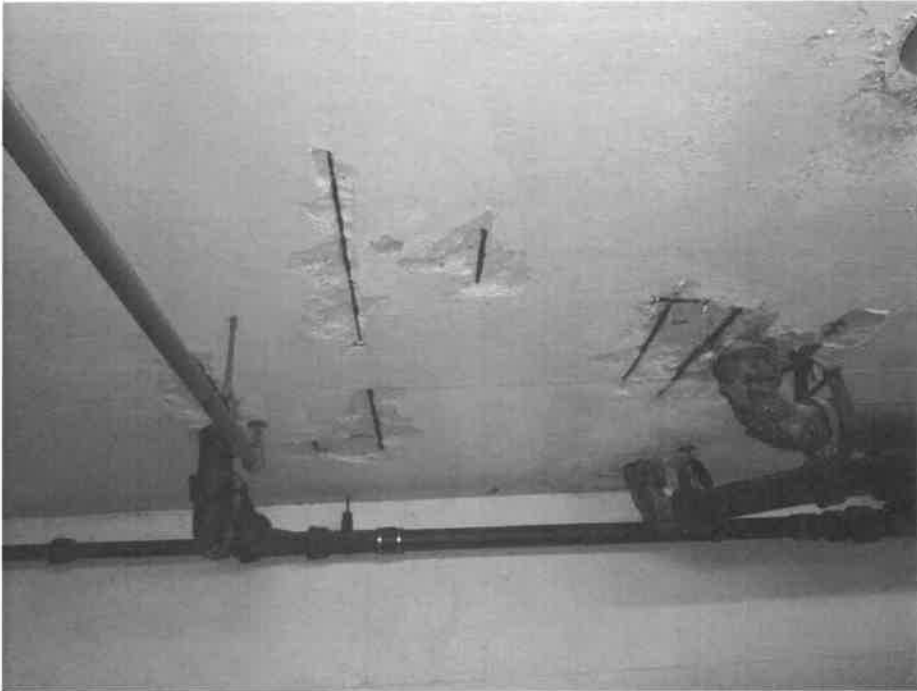


Photo at left depicts OH ceiling spalls in the lower portions of the building, which is spalled, which must be repaired.

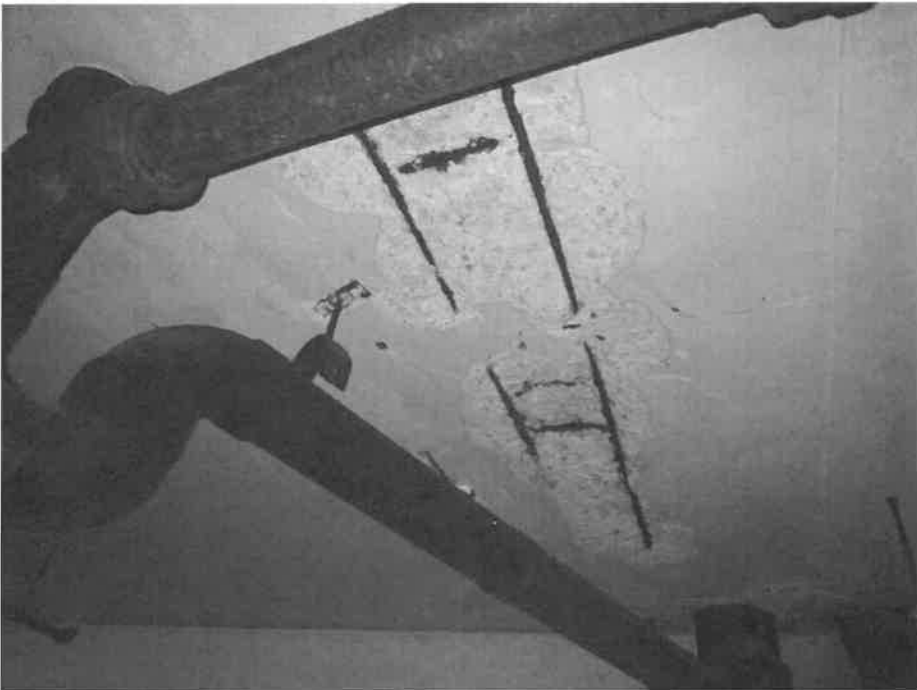


Photo at left depicts OH ceiling spalls in the lower portions of the building, which is spalled, which must be repaired.



Photo at left depicts concrete spalling in the A/B stairwell. There are repairs required for these spalled areas.



Photo at left depicts a typical stairwell with the hand rails and grab rails.

There are sporadic spalls in the various stair towers which must be repaired, but the majority of the stair towers are intact.



Photo at left depicts the mechanical room which was found to be intact, with no structural damages found.

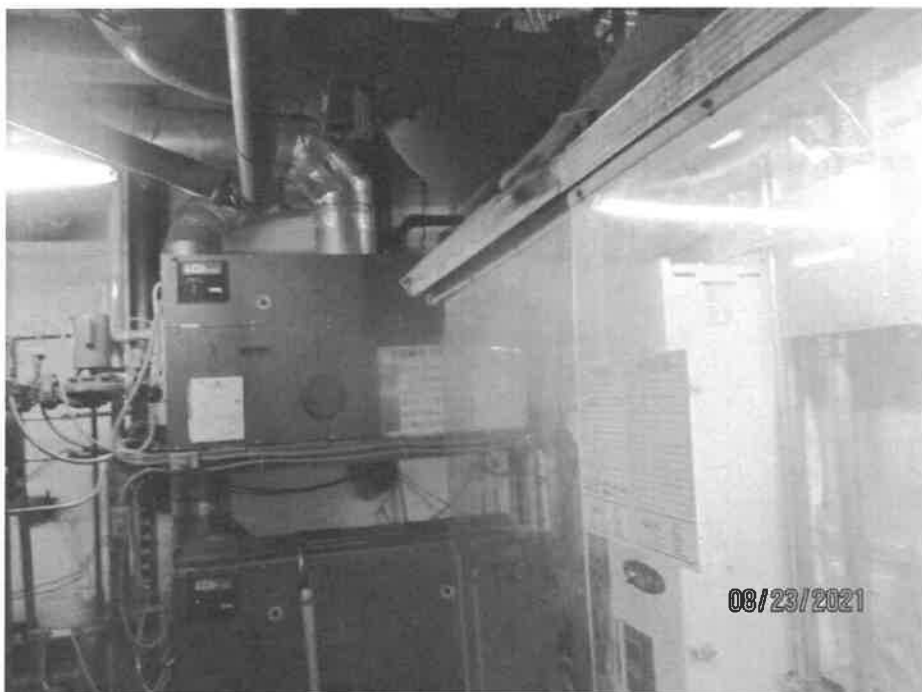


Photo at left depicts a mechanical room in the lower portion of the building, which was found to be intact with no structural damages found.



Photo at left depicts an electrical box, fastened to the wall in a lower room in the garage. The room was found to be intact, with no structural damages found.



Photo at left depicts the storage room located in the garage near the pool pump room, which was found to be intact, with no structural damages found.



Photo at left depicts the pool pump room which is intact, with no structural damages found.

There is an epoxy floor membrane, which protects the concrete elements in this room.

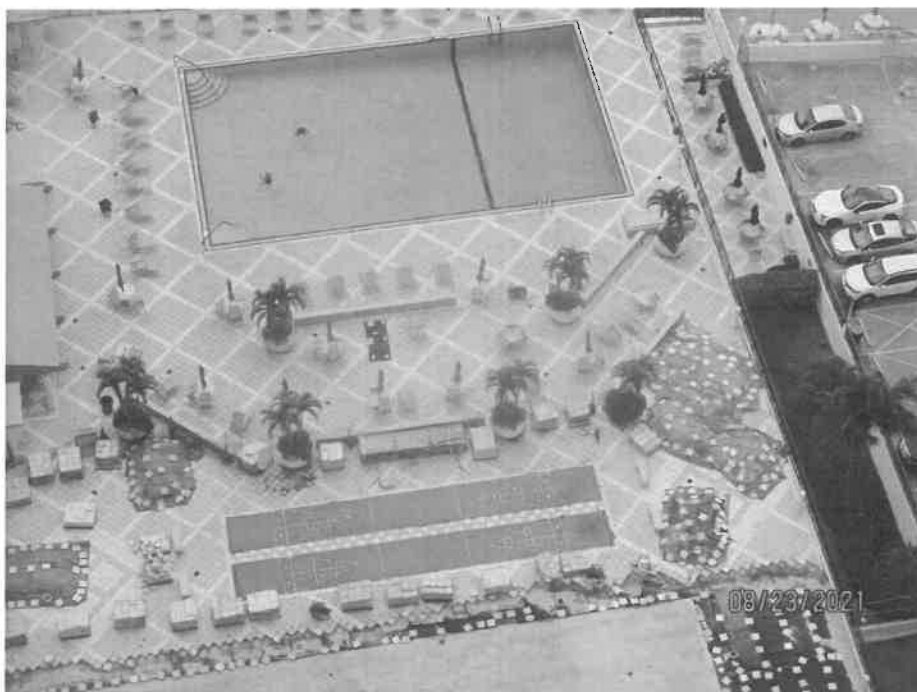


Photo at left depicts the East deck portion of the recreation deck surrounding the swimming pool. This portion was found to be intact and in good condition.

The west portion of the Recreation deck has been stripped and the spalled slab areas have been chipped and poured back.

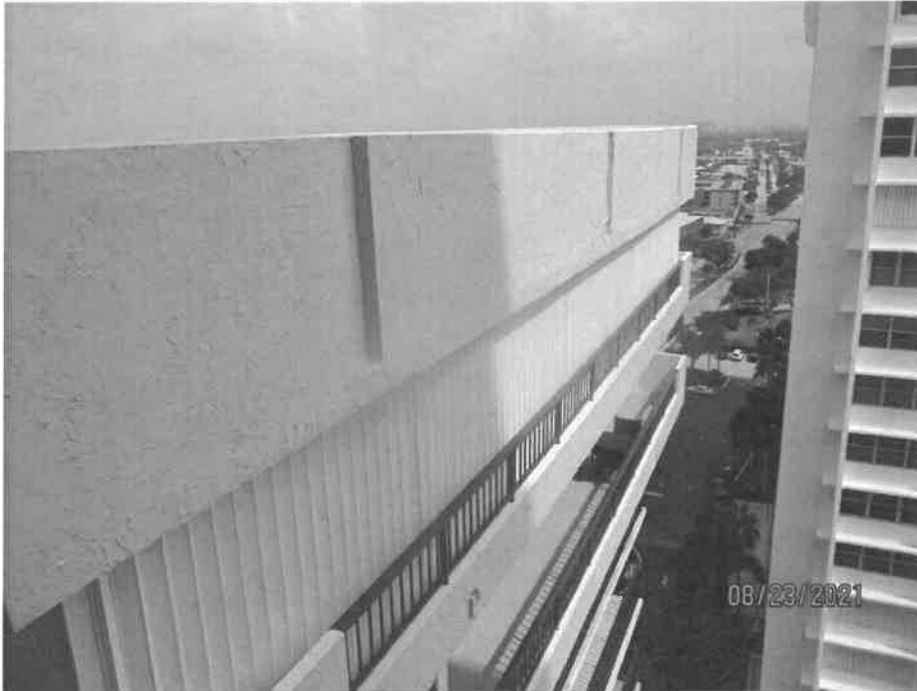


Photo at left depicts the outer edge of the PH balcony, with the balcony railings, shutters and roof parapet. These elements are in good condition.

This portion of the building is the 16-story area, located at the north end.

(Note! The portion of the building at right is a separate building and not part of this inspection or report).



Photo at left depicts the North elevation catwalks that were found to be in good condition with no structural issues found.



Photo at left depicts the West elevation catwalks that were found to be in good condition with no structural issues found.



Photo at left depicts a balcony slab with recently installed SGD's, which were found to be impact resistant SGD's. This balcony was found to be intact with no structural damages found.

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Photo at left depicts a balcony with the original SGD, at left, with an original swing door, center. There are shutters on this balcony to cover these non-impact rated elements.

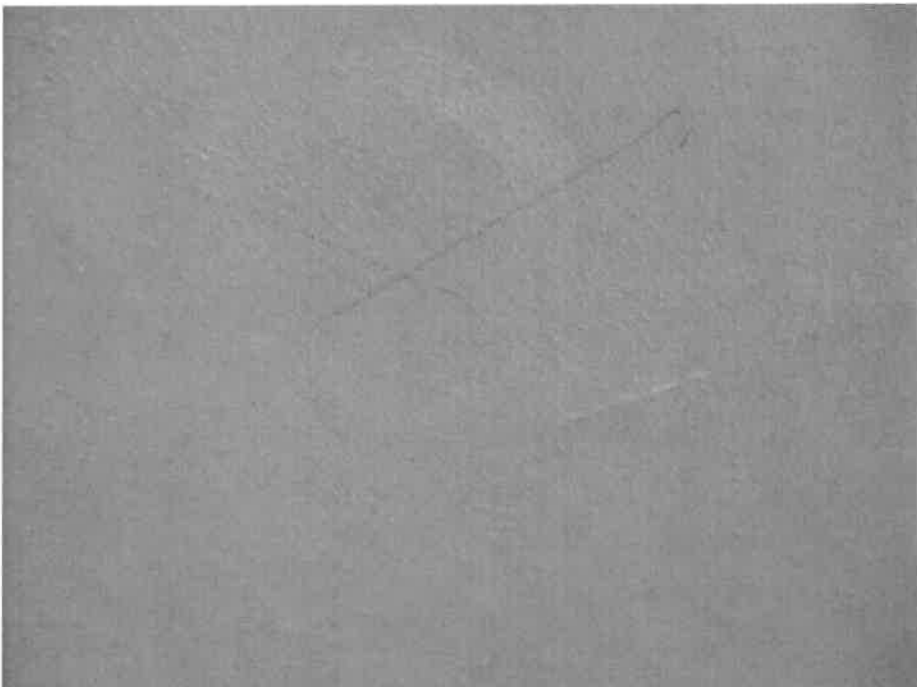


Photo at left depicts a balcony ceiling spall that is need of repair. There are a number of spalls, on various balconies, which require repairs for these affected areas.

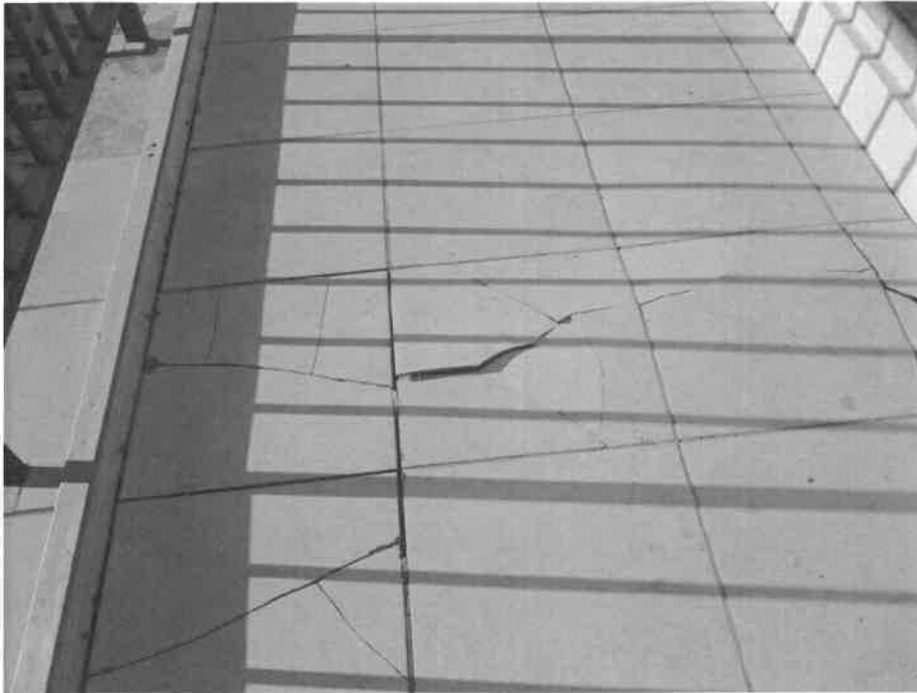


Photo at left depicts a balcony with existing floor tiles that have "heaved" and are breaking.

There are repairs required for these areas.



Photo at left depicts the balcony slab that has no waterproofing and has a number of spalled concrete areas.

There are repairs required for these areas.

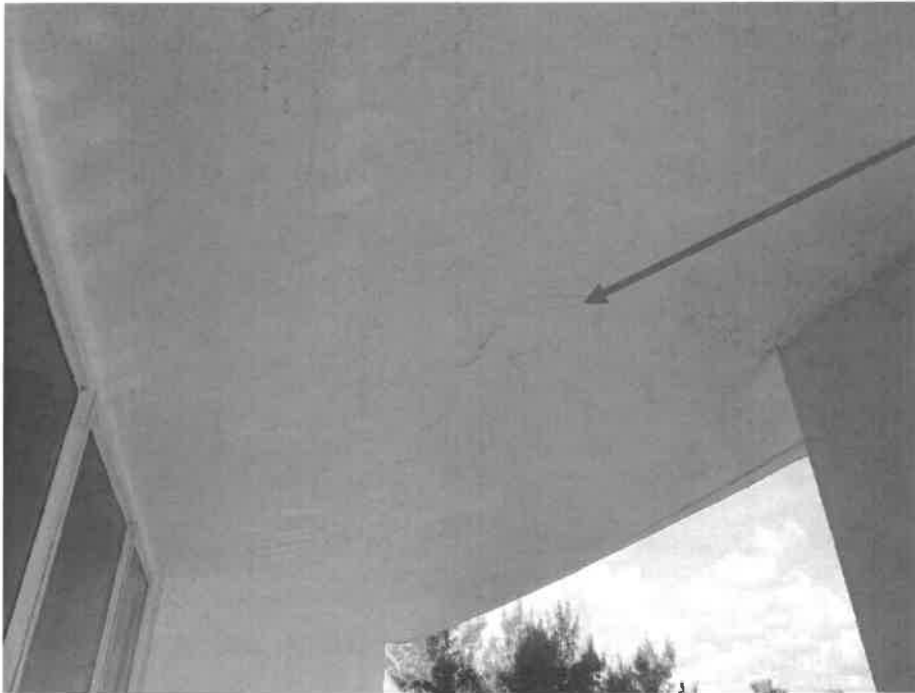


Photo at left depicts the balcony ceiling concrete that is spalled and in need of repair.

There are repairs required for these areas.



Photo at left depicts the balcony which has a concrete spall which has caused the floor tiles to lift and break.

There are repairs required for these areas.



Photo at left depicts the balcony ceiling that has concrete spalls that are in need of repairs.



Photo at left depicts the balcony ceiling above the kitchen door that is spalling, and in need of concrete repairs.

The concrete structure in this area will require repairs.

The swing door and adjacent SGD was found to have impact-resistant glass.



Photo at left depicts the balcony ceiling where a shutter track was removed and not repaired.

There are repairs required for these types of areas.



Photo at left depicts a balcony slab that was stripped to bare concrete and not refinished.

The spalled concrete in these areas will require repairs and the balcony slab must be waterproofed for long term protection.



Photo at left depicts the balcony ceiling where a shutter track was removed.

Any remaining spalls must be completed, new stucco applied, then the surfaces must be painted.