

To
Lisbeth

DATE SUBMITTED	DATE NOTIFIED
10/27/14	

2 copies rec'd
No Repairs Required

City of Fort Lauderdale

700 NW 19th Avenue, Fort Lauderdale FL 33311

40 Year Building Safety Submittal

*****All 40 yr forms must be completed in black ink*****

Date: 10/24/14 Job Address 2500 NE 48th Lane
FORT LAUDERDALE, 33308
Permit Type: BRECERT CE14072317 Permit/Process # 14102063

Owner's Name COUNTRY CLUB TOWERS Phone # 9-8-772-7012
Owner's Address 2500 NE 48th Lane City FT. LAUDERDALE State FL Zip 33308
Owner's E-mail Address _____

Description of Work: ☒ 40 YEAR RECERTIFICATION or ☐ 40 YEAR RECERTIFICATION RECHECK

(RECHECK ONLY: Permit numbers for repairs _____)

Job Address SAME Present Use CONDO

Subdivision CARIBBEAN REALTY SUPPLY Block _____ Zoning _____

☐ Square Feet 119000 SQ. FT

☐ Engineer CARIBBEAN REALTY SUPPLY Reg. # 565 Phone _____

Engineer's Address 3796 NW 12th St #105 City MIAMI State FL Zip 33142

☐ Architect PAUL W. WINGARD Reg. # CA 27984 Phone 365-24-2242

Architect's Address SAFIR City _____ State _____ Zip _____

Please make sure your package includes the following with this cover sheet:

- ☒ Building Safety Inspection Report Form -- Structural
- ☒ Building Safety Inspection Report Form -- Electrical
- ☒ Payment of \$300.00, payable by cash, check, Visa or MasterCard

TOM DECKER
NAME OF CONTACT PERSON

954-772-7012
PHONE NUMBER

10/24/14
DATE OF SUBMITTAL

MANAGEMENT ASSIST, INC.
2020 E. COMMERCIAL BL

FT. LAUD Visit us at http://www.fortlauderdale.gov/building_services/index.htm

33308-4111

40 year questions: Phone# 954-828-6834 5260

Accepted E 11/2/14
Accepted B 11/3/14
Excel

2500 NE 48th Lane

Broward County Board of Rules and Appeals Policy # 05- 05

Effective: 01/01/06

Building Safety Inspection Report Form Amended 12/07/06
STRUCTURAL**Building Information**

Building / Structure address 2500 NE 48 LANE. FORT LAUDERDALE, FL. 33308
 Legal description COUNTRY CLUB TOWERS UNITS 101-810 (73 UNITS)
 Folio # of Building /Structure 4942 13 BA 0010 THRU 4942 13 BA 0730
 Owner's name COUNTRY CLUB TOWERS ASSOCIATION, INC.
 Owner's mailing address 2500 NE 48 LANE. FORT LAUDERDALE, FL. 33308
 Building Code Occupancy Classification 04 In accordance with Building Code Edition 14
 Type of Construction MASONRY In accordance with Building Code Edition 1974 SFBC
 Size (Square footage) APPROX. 119000' SQ FT CALCULATED FROM PUBLIC RECORDS
 Number of Stories 8 STORY MASONRY 73 UNIT BUILDING

Inspection Firm

Inspection Firm or Individual CARIBBEAN REALTY SUPPORT SERVICES, INC.
 Address 5190 NW 167 ST, # 105 MIAMI, FLORIDA 33014
 Phone 866-261-2242
 Inspection Commencement Date 09/29/2014 Inspection Completion Date 09/30/2014
 Inspection made by PAUL W. WINGARD, PE, VICE PRESIDENT/ QUALIFIER

In accordance with Section 105.14 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 / Architect

PROFESSIONAL ENGINEER

License #

CA27981/ PE41688

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

Seal

Signature and Date

Paul W. Wingard

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.

CITY OF FORT LAUDERDALE
BUILDING OFFICIAL'S OFFICE
ACCEPTED BY
DATE 11/13/2014

5.83
GEORGE OLIVA
 BUILDING INSPECTOR #277



MINIMUM INSPECTION GUIDELINES
FOR BUILDING SAFETY INSPECTION
STRUCTURAL

I. Masonry Walls**A. General Description**

1. Concrete masonry units AVERAGE SATISFACTORY
2. Clay tile or terra cotta units N/A
3. Reinforced concrete tie columns AVERAGE SATISFACTORY
4. Reinforced concrete tie beams AVERAGE SATISFACTORY
5. Lintels AVERAGE SATISFACTORY
6. Other type 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, other
2. Description NONE SIGNIFICANT AT TIME OF INSPECTION

C. Spalling:

1. Location - note beams, columns, other N/A
2. Description

D. Rebar corrosion

1. None visible ✓
2. Minor
3. Significant - structural repairs required (describe)

Rebar
10/11/14

II. Floor and Roof Systems:**A. Roof:**

1. Describe type of framing system (flat, slope, type roofing, type roof deck, condition)
2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of supports.

HVAC MOUNTS/ BRACKET SUPPORTS SATISFACTORY AT TIME OF INSPECTION

3. Note types of drains and scuppers and condition.

FIELD DRAINS SATISFACTORY AT TIME OF INSPECTION

FLAT PARAPET CONCRETE

DECK W/

MINERAL SURFACE MODIFIED BITUMIN FELT SATISFACTORY WATER TIGHT AT TIME OF INSPECTION



B. Floor system(s):

1. Describe (type of system framing, material, condition) CONCRETE DECK ON PILINGS
2. Heavy equipment and conditions of support SATISFACTORY

C. Inspection - note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members. N/A**III. Steel Framing Systems:**

- A. Description N/A
- B. Exposed Steel - describe condition of paint & degree of corrosion. N/A
- C. Concrete or other fireproofing - note any cracking or spalling, and note where any covering was removed for inspection. N/A
- D. Elevator sheaves beams & connections, and machine floor beams - note Condition. SATISFACTORY AT TIME OF INSPECTION

IV. Concrete Framing Systems:

- A. Full description of structural system. MASONRY WALL W/ CONC. PILINGS, COLUMNS, TIEBEAMS.
- B. Cracking:
 1. Not significant. ✓
 2. Location and description of members affected and type cracking.
- C. General condition. WELL MAINTAINED, SATISFACTORY
- D. Rebar corrosion
 1. None visible ✓
 2. Minor
 3. Significant - structural repairs required (describe)

V. Windows:

- A. Type (Wood, steel, aluminum, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other) AWNING AND SINGLE HUNG
- B. Anchorage - type & condition of fasteners and latches. MECH. FAST. SATISFACTORY
- C. Sealants - type & condition of perimeter sealants & at mullions. CAULKING SATISFACTORY
- D. Interior seals - type & condition at operable vents. CAULKING SATISFACTORY
- E. General condition. SATISFACTORY

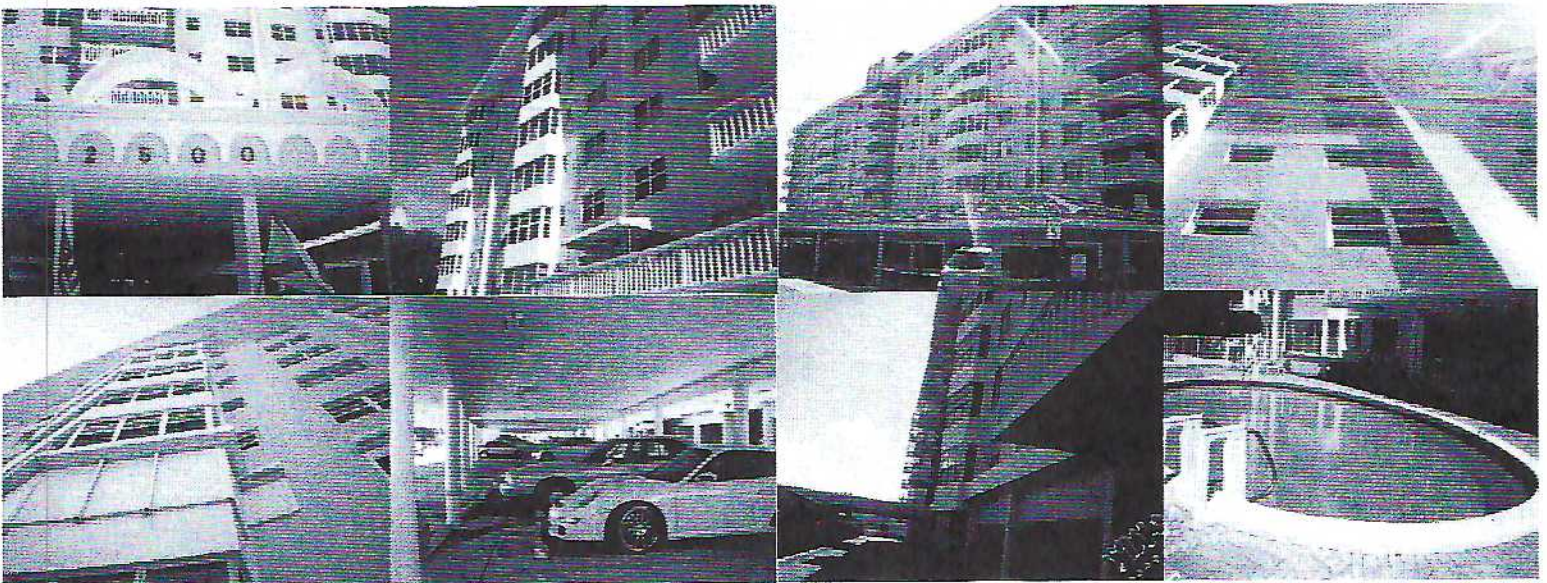
[Signature]
10/1/14

VI. Wood Framing:

- A. Describe floor system N/A
- B. Note condition connector or stress N/A
- C. Note rotting or termite damage N/A
- D. Note alignment problems N/A
- E. Note bearing deficiencies N/A
- F. Note any significant damage that might affect safety and stability of building structure. N/A

VII. Exterior Finishes / Note any structural deficiencies in the following.

- A. Stucco SATISFACTORY
- B. Veneer N/A
- C. Soffits SATISFACTORY
- D. Ceiling SATISFACTORY
- E. Other N/A



Paul
10/1/14

Building Safety Inspection Report Form Amended 12/07/06



ELECTRICAL

Building Information

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 Legal description COUNTRY CLUB TOWERS UNIT 101-810 FORT LAUDERDALE FL 33308-4726(73 UNITS)
 Folio Number of Building /Structure 494213BA0010 THRU 494213BA0730
 Owner's name COUNTRY CLUB TOWERS ASSOCIATION, INC.
 Owner's mailing address 2500 NE 48 LANE. FORT LAUDERDALE, FL. 33308
 Building Code Occupancy Classification 04 In accordance with Building Code Edition 14
 Type of Construction MASONRY In accordance with Building Code Edition 1974 SFBC
 Electrical Installation BREAKERS In accordance with National Electrical Code Edition 1972 NEC
 Size (Square footage) APPROX. 119000' SQ FT CALCULATED FROM PUBLIC RECORDS
 Number of Stories 8 STORY MASONRY 73 UNIT BUILDING

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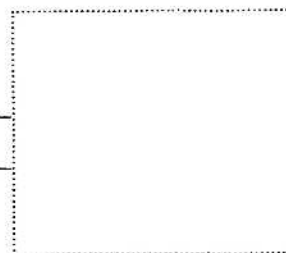
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APPROVED
BY SD 11/12/14
BUILDING DIVISION



IX. Branch Circuits:

A. Identification

Code Compliant (✓) Requires Repair ()

B. Comments:

X. Conduit/Raceways:

Code Compliant (✓) Requires Repair ()

Comments:

XI. Low Voltage Wiring Methods

Code Compliant (✓) Requires Repair ()

Comments:

XII. Building Illumination:

A. Building Egress

Code Compliant (✓) Requires Repair ()

B. Emergency

Code Compliant (✓) Requires Repair ()

C. Exit Signs

Code Compliant (✓) Requires Repair ()

D. Comments: REFER BACK TO MOST RECENT FIRE INSPECTION

XIII. Fire Alarm System:

Code Compliant (✓) Requires Repair ()

Comments: FIRE GUARD LOCATED WITHIN GENERATOR ROOMS
REFER BACK TO MOST RECENT FIRE INSPECTION**XIV. Smoke Detectors:**

Code Compliant (✓) Requires Repair ()

Comments: UNITS EQUIPED W/110-HARDWIRED SMOKE DETECTORS

XV. Generator:

A. Emergency

Code Compliant (✓) Requires Repair ()

B. Standby/Optional

Code Compliant (✓) Requires Repair ()

C. Comments: NONE

XVI. Site Wiring:

Code Compliant (✓) Requires Repair ()

Comments:

XXIV. Swimming Pool/Spa Wiring:

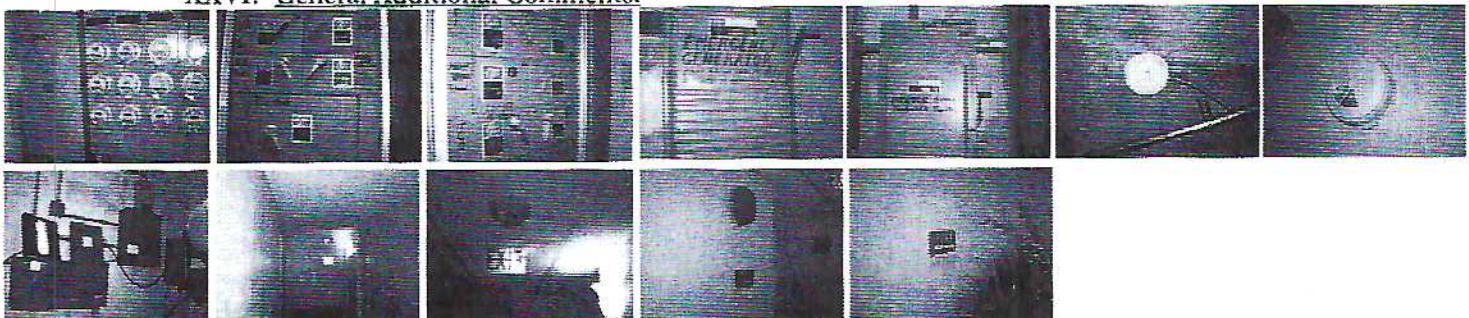
Code Compliant (✓) Requires Repair ()

Comments: N/A

XXV. Wiring to Mechanical Equipment:

Code Compliant (✓) Requires Repair ()

Comments:

XXVI. General Additional Comments:

Ref
10/11/14