REGULATORY AND ECONOMIC RESOURCES DEPARTMENT
11805 SW 26th Street, Miami, Florida 33175
786-315-2000
Miamidade.gov/building

MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING ELECTRICAL RECERTIFICATION

CASE REFERENCE NUMBER: F2022011374

JURISDICTION NAME: Miami Dade Couny

LICENSEE NAME: Yan Luis Solis
TITLE: Electrical Professional Engineer

ADDRESS: 14245 SW 21 Terrace, Miami, FL 33175

SIGNATURE: Yan Luis Solis Digitally signed by Yan Luis Solis Date: 2025.01.27 10:00:32 -05'00'

***Use separate sheets for additional responses by referencing the report section number.**

1. DESCRIPTION OF BUILDING

a. Name on Title: VILLA GRANDE CONDOMINIUM ASSOCIATION, INC.

b. Building Street Address: 6300 SW 138 CT 101 , Miami, FL 33183 Bldg. #: 630(

c. Legal Description: See section m(Additional Comments) Attached: ☐

d. Owner's Name: VILLA GRANDE CONDOMINIUM ASSOCIATION, INC.

e. Owner's Mailing Address: 2520 NW 97 AVE SUITE 200, Doral, FL 33172

f. Folio Number of Property on which Building is Located: 30-4927-055-0001

g. Building Code Occupancy Classification: Residential Group R-2(FBC 2023 8th Edition, Chapter 3, Section 310.4)

h. Present Use: 0407 RESIDENTIAL - TOTAL VALUE : CONDOMINIUM - RESIDENTIAL

i. General Description of building (overall description, structural systems, special features):

BUILT IN 1982, 1 BUILDING WITH 4 STORIES, CONCRETE COLUMNS & CONCRETE BEAMS, CB EXTERIOR WALL, GROUND FLOOR IN CONCRETE SLAB ON GRADE, TYPICAL FLOOR IN REINFORCED CONMCRETE SLAB, FLAT ROOF IN CONCRETE SLAB OVER CONCRETE BEAMS.

j. Number of Stories: 4 k. Is this a Threshold Building as per 553.71(12) F.S. (Yes/No): Yes

l. Provide an aerial of the property identifying the building being certified on a separate sheet. Attached: ☑

m. Additional Comments:

Legal Description: VILLA GRANDE CONDO KENDALE LAKES NORTH SEC 3 PB 94-70 6.54 AC M/L TRACT E-E & PROP INT IN & TO COMMON ELEMENTS NOT DEDICATED TO THE PUBLIC F/A/U 30-4927-004-0040

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YAN L. SOLIS LICENSE No. 75423 STATE OF FLORIDA PROFESSIONAL ENGINEER

2. INSPECTIONS

a. Date of Notice of Required Inspection: JANUARY 31, 20222

b. Date(s) of actual inspection: JANUARY 15, 2025

c. Name and qualifications of licensee submitting report:

YAN LUIS SOLIS P.E. #75423 ELECTRICAL PROFESSIONAL ENGINEER

d. Are Any Electrical Repairs Required? (YES/NO): No

1. If required, describe, and indicate acceptance:

NO REPAIRS REQUIRED.

e. Can the building continue to be occupied while recertification and repairs are ongoing? (YES/NO): Yes

1. Explanation/Conditions:

THE BUILDING MEY CONTINUE TO BE OCCUPIED WHILE RECERTIFICATION ARE ONGOING. NO REPAIRS REQUIRED.

3. ELECTRICAL SERVICE

PROVIDE PHOTO 3

a. Size: Voltage (240) Amperage (3200) Type: Fuses ( ) Breakers (x)

b. Phase: Three-Phase ( ) Single Phase (●)

c. Condition: Good (●) Fair ( ) Needs Repair ( )

Comments:

TWO MAIN ELECTRICAL SERVICE :
SERVICE ONE 2000 AMPS2, SERVICE TWO 1200 AMPS. ELECTRICAL SERVICE FOR THE ENTIRE BUILDIND FOUND TO BE 3200 AMPS IN GOOD CONDITION. SINGLE BREAKERS DISCONNECT 125 AMPS FOR EACH UNITS IN GOOD CONDITION.

4. METERING EQUIPMENT

PROVIDE PHOTO 4

1. Clearances: Good (●) Fair ( ) Needs Correction ( )

Comments:

METERING EQUIPMENT FOUND IN GOOD CONDITION. MAIN DISCONNECT LOCATED IN MAIN ELECTRICAL ROOM.

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5. ELECTRIC ROOMS	Not Applicable: ☐	PROVIDE PHOTO 5
1. Clearances:	Good (◉)	Fair (○)	Needs Correction (○)
Comments:		
ELECTRIC ROOM FOUND IN GOOD CONDITION.		

6. GUTTERS	Not Applicable: ☐	PROVIDE PHOTO 6
1. Location:	Good (◉)	Needs Repair (○)
2. Taps and Fill:	Good (◉)	Needs Repair (○)
Comments:		
GUTTERS FOUND IN GOOD CONDITION		

7. ELECTRICAL PANELS		**PROVIDE PHOTO 7**
1. Panel # (1-2)	Location: ELECTRICAL ROOM	
	Good (◉)	Needs Repair (○)
2. Panel # (3-40)	Location: UNITS	
	Good (◉)	Needs Repair (○)
3. Panel # ( )	Location:	
	Good (○)	Needs Repair (○)
4. Panel # ( )	Location:	
	Good (○)	Needs Repair (○)
5. Panel # ( )	Location:	
	Good (○)	Needs Repair (○)
Use separate sheets for additional panels.		

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Comments:
ELECTRICAL PANELS FOUND IN GOOD CONDITION, THERE ARE THIRTY SEVEN LIVING UNITS. ONE HOUSE PANEL AND ONE AUXILIAR PANEL WAS FOUND IN THE ELECTRICAL ROOM.

8. BRANCH CIRCUITS (Exiting panel enclosure)						PROVIDE PHOTO 8
1. Identified:	Yes	(●)	Must be Identified	(○)		
2. Conductors:	Good	(●)	Deteriorated	(○)	Must be Replaced	(○)
Comments:						
BRANCH CIRCUITS FOUND IN GOOD CONDITION.						

9. GROUNDING OF SERVICE			PROVIDE PHOTO 9
	Good (●)	Needs Repair (○)	
Comments:			
GROUNDING OF SERVICE FOUND IN GOOD CONDITION.			

10. BRANCH CIRCUIT EQUIPMENT GROUNDING SYSTEM			PROVIDE PHOTO 10
	Good (●)	Needs Repair (○)	
Comments:			
GROUNDING OF EQUIPMENT FOUND IN GOOD CONDITION.			

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11. SERVICE CONDUIT/RACEWAYS	PROVIDE PHOTO 11
Good (◉) Needs Repair (○)	
Comments:	
SERVICES CONDUIT/RACEWAYS FOUND IN GOOD CONDITION.	

12. GENERAL CONDUIT/RACEWAYS	PROVIDE PHOTO 12
Good (◉) Needs Repair (○)	
Comments:	
GENERAL CONDUIT RACEWAYS FOUND IN GOOD CONDITION.	

13. WIRE AND CABLES	PROVIDE PHOTO 13
Good (◉) Needs Repair (○)	
Comments:	
WIRE AND CABLES FOUND IN GOOD CONDITION.	

14. BUSWAYS Not Applicable: ☐	PROVIDE PHOTO 14
Good (◉) Needs Repair (○)	
Comments:	
BUSWAYS FOUND IN GOOD CONDITION	

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15.THERMOGRAPHY INSPECTION RESULTS	Not Applicable: ☐	PROVIDE PHOTO 15
Design Professional to summarize results below. Attach thermography report by certified thermographer.		
Are there any anomalies reported in the thermography report? (Yes/No): No		
Comments: THERMOGRAPHY REPORT FOUND GOOD. SEE ATTACHED REPORT.		

16.OTHER CONDUCTORS	PROVIDE PHOTO 16
Good (◉) Needs Repair (○)	
Comments:	
OTHER CONDUCTORS FOUND IN GOOD CONDITION	

17.TYPES OF WIRING METHODS				PROVIDE PHOTO 17
1. Conduit Raceways Metallic:	Good (◉)	Needs Repair (○)	N/A (○)	
2. Conduit PVC:	Good (◉)	Needs Repair (○)	N/A (○)	
3. NM Cable:	Good (○)	Needs Repair (○)	N/A (◉)	
4. Other Conductors/Cables:	Good (○)	Needs Repair (○)	N/A (◉)	
a. Other Conductors/Cables (Specify): NOT APPLICABLE				
Comments:				
TYPES OF WIRING METHODS FOUND IN GOOD CONDITION.				

18.EMERGENCY LIGHTING	PROVIDE PHOTO 18
Good (◉) Needs Repair (○) N/A (○)	
Comments:	
EMERGENCY LIGHTING FOUND IN GOOD CONDITION.	

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19.BUILDING EGRESS ILLUMINATION	PROVIDE PHOTO 19
Good (●) Needs Repair (○) N/A (○)	
Comments:	
BUILDING EGRESS ILLUMINATION FOUND IN GOOD CONDITION.	

20.FIRE ALARM SYSTEM	PROVIDE PHOTO 20
Good (●) Needs Repair (○) N/A (○)	
Comments:	
FIRE ALARM SYSTEM FOUND IN GOOD CONDITION.	

21.SMOKE DETECTORS (Part of a fire alarm system only) Not Applicable: ☐	PROVIDE PHOTO 21
Good (●) Needs Repair (○) N/A (○)	
Comments:	
SMOKE DETECTORS FOUND IN GOOD CONDITION.	

22.EXIT LIGHTS	PROVIDE PHOTO 22
Good (●) Needs Repair (○) N/A (○)	
Comments:	
EXIT LIGHTS FOUND IN GOOD CONDITION.	

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23.EMERGENCY GENERATOR	PROVIDE PHOTO 23
Good (○) Needs Repair (○) N/A (◉)	
Comments:	
NO EMERGENCY GENERATOR	

24.WIRING IN OPEN OR UNDER COVER PARKING GARAGE AREAS	PROVIDE PHOTO 24
Good (◉) Requires Additional Illumination(○) N/A (○)	
Comments:	
WIRING IN OPEN OR UNDER COVER PARKING GARAGE AREAS FOUND IN GOOD CONDITION.	

25.OPEN OR UNDER COVER PARKING GARAGE AND EGRESS ILLUMINATION	PROVIDE PHOTO 25
Good (◉) Requires Additional Illumination(○) N/A (○)	
Comments:	
OPEN OR UNDER COVER PARKING GARAGE AND EGRESS ILLUMINATION FOUND IN GOOD CONDITION.	

26.SWIMMING POOL WIRING	PROVIDE PHOTO 26
Good (◉) Needs Repair (○) N/A (○)	
Comments:	
NO SWIMMING POOL.	

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27. WIRING TO MECHANICAL EQUIPMENT	PROVIDE PHOTO 27
Good (●) Needs Repair (○) N/A (○)	
Comments:	
WIRING TO MECHANICAL EQUIPMENT FOUND IN GOOD CONDITION.	

28. UNDERGROUND OR LOWER-LEVEL PARKING GARAGES	N/A: ☑	PROVIDE PHOTO 28
CHECKLIST ITEMS TO CONFIRM OR CONSIDER FOR UNDERGROUND PARKING GARAGE:		
Number of Levels Below Grade Plane: NONE		
A. Are the sump pumps operational? Select: (Yes/Need Repair/N/A) N/A		
Explanation: Not Applicable		
B. If the elevator(s) travel below grade plane:		
1. Are they programmed to return to a level at or above BFE plus freeboard: Select: (Yes, No, Needs Repair, Will Retrofit):		
Explanation: Not Applicable		
2. Are they equipped with sensors that prevent the cab from descending into a flooded hoistway? Select: (Yes, No, Needs Repair, Will Retrofit):		
Explanation: Not Applicable		
C. Are the branch electrical circuits feeding devices below grade plane protected by a Ground Fault Circuit Interrupter (GFCI) breaker? Select: (Yes, No, Needs Repair, Will Retrofit):		
Explanation: Not Applicable		

29. GENERAL ADDITIONAL COMMENTS
THE BUILDING IS ELECTRICALLY SAFE FOR ITS USE AND PESENT OCCUPANCY.

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