

Sugil Engineering Inc

PO Box 41-4121
Miami Beach, FL 33141
(941) 223-6457

August 7, 2021

City of Miami Beach
Miami Beach Building Department
Building Re-certification Section
1700 Convention Center Drive, 2nd Floor
Miami Beach, FL 33139

Re: Building Re-Certification
Address: 7101 Byron Ave
Parcel # : 02-3211-045-0001 (Reference)
Permit # : 40YR2102025

Attn: Building Director

We have inspected (structural & electrical) the building located at 7101 Byron Ave Miami Beach, FL 33141 . In accordance with Miami Dade County Code Section 8-11(f)

As a routine matter, in order to avoid possible misunderstanding, nothing in this report should guarantee for any portion of the structure. To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the building based upon careful evaluation of observed conditions, to the extent reasonably possible

The report does not exclude conclusions concerning the adequacy of the components nor can we be responsible for any underlying defects that may arise in future. In accepting the report, clients agree to be bound by the condition of the inspection. The inspection consisted of a visual examination of the structure. No destructive or environmental testing was performed.

We conclude from this inspection that the above building is structurally and electrically safe for the specified use and continued occupancy.

As part of their regular compliance efforts, of the City of Miami Beach (Building Department) our inspection may be repeated at their request.

Sincerely
Sugil Engineering Inc

Jose Subero
President
SuEng40Y@gmail.com

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MIAMI BEACH

Building Department

1700 Convention Center Drive, 2nd FL

Miami Beach, Florida 33139

Telephone: 305-673-7610

<http://www.miamibeachfl.gov/city-hall/building/>

MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING RECERTIFICATION - STRUCTURAL

INSPECTION COMMENCED

Date: 7/8/2021

INSPECTION COMPLETED

Date: 8/6/202

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INSPECTION MADE BY: Jose R Subero

PRINT NAME: Jose R Subero

TITLE: President

ADDRESS: PO Box 41-4121 Miami Beach, FL 33141

E-MAIL: SuEng40Y@gmail.com

Description of Structure:

a. Name of title 71 St Byron Condominium Association Inc

b. Street address 7101 Byron Ave

c. Legal description 71 ST BYRON CONDO NORMANDY BEACH SOUTH PB 21-54 LOTS 5 & 6 BLK 6 LOT
SIZE 125.000 X 101

d. Owner's name 71 St Byron Condominium Association Inc

e. Owner's mailing address: 7101 Byron Ave Apt 207 Miami Beach, FL 33141

E-Mail Addresses: JLopez200@att.net

f. Folio Number of Property on which Building is Located: 02-3211-045-0001 (Reference)

g. Building Code Occupancy Classification 6000 Commercial - General

h. Present use 0407 Residential

i. General description, type of construction, size, number of stories, and special features. _____

Five - story buildings, Concrete block exterior.

Adjusted Area : 39,825 Sq.Ft (+/-) Lot Size 12,625 Sq.Ft Living Units: 28

Year Built 1981

Addition Comments: _____

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j. Additions to original structure: None Visible

2. Present Condition of Structure:

a. General alignment (note good, fair, poor, explain if significant)

1. Bulging None Observed

2. Settlement None Observed

3. Defections None Observed

4. Expansion None Observed

5. Contraction None Observed

b. Portions showing distress (note, beams, columns, structural walls, floors, roofs, other)

None Observed

c. Surface conditions - describe general conditions of finishes, noting cracking, spalling, peeling, signs of moisture penetration & stains.

Fair

d. Cracks - note location in significant members. 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.

Hairline cracking in masonry walls. No cracks were observed in significant members

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e. General extent of deterioration - cracking or spalling of concrete or masonry; oxidation of metals; rot or borer attack in wood.

Fair

f. Previous patching or repairs Minor repairs. Fair

g. Nature of present loading - indicate residential, commercial, other estimate magnitude.

Residential

3. Inspections:

a. Date of notice of required inspection 5/14/2021

b. Date(s) of actual inspection 7/8/2021

c. Name and qualification of individual submitting inspection report:

Jose R Subero, PE # 72361

d. Description of any laboratory or other formal testing, if required, rather than manual or visual procedures.

Not Required

e. Structural repair - note appropriate line:

1. None required X

2. Required (describe and indicate acceptance) _____

4. Supporting data:

a. X sheets written data

b. 2 photographs

c. 1 drawings or sketches

5. Masonry Bearing Walls - indicate good, fair, poor on appropriate lines:

a. Concrete masonry units	<u>Fair</u>
b. Clay tile or terra cotta units	<u>N/A</u>
c. Reinforced concrete tie columns	<u>No Visible</u>
d. Reinforced concrete tie beams	<u>No Visible</u>
e. Lintels	<u>Good</u>
f. Other type bond beams	<u>No Visible</u>
g. <u>Masonry finishes - exterior:</u>	
1. Stucco	<u>Fair</u>
2. Veneer	<u>N/A</u>
3. Paint only	<u>Fair</u>
4. Other (describe)	<u>N/A</u>
h. <u>Masonry finishes - interior:</u>	
1. Vapor barrier	<u>N/A</u>
2. Furring and plaster	<u>Good</u>
3. Paneling	<u>N/A</u>
4. Paint only	<u>Fair</u>
5. Other (describe)	<u>N/A</u>
i. <u>Cracks:</u>	
1. Location - note beams, columns, other	<u>No cracks observed in beams or columns</u>
2. Description	<u>N/A</u>

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j. Spalling:

1. Location - note beams, columns, other No spalling observed in beams or columns

2. Description N/A

k. Rebar corrosion - check appropriate line:

1. None visible X

2. Minor - patching will suffice

3. Significant - but patching will suffice

4. Significant - structural repairs required

(describe) None

l. Samples chipped out for examination in spall areas:

1. No X

2. Yes - describe color texture, aggregate, general quality

6. Floor and Roof Systems:

a. Roof:

1. Describe (flat, slope, type roofing, type roof deck, condition)

Flat

Flat roof w/ asphalt membrane. Fair

2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of supports: HVAC. Good

3. Note types of drains and scuppers and condition:

Internal Drains Good

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b. Floor system(s):

1. Describe (type of system framing, material, spans, condition)

Concrete slab w/ Tile and Hardwood Good

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

7. 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:

Good

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8. Concrete Framing Systems:

a. Full description of structural system CBS construction w/ reinforced concrete columns and beams

b. Cracking:

1. Not significant X

2. Location and description of members affected and type cracking N/A

c. General condition: No structural deficiencies were observed. Good

d. Rebar corrosion - check appropriate line:

1. None visible X

2. Location and description of members affected and type cracking N/A

3. Significant but patching will suffice N/A

4. Significant - structural repairs required (describe) N/A

e. Samples chipped out in spall areas:

1. No. X

2. Yes describe color, texture, aggregate, general quality:

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9. Windows:

a. Type (Wood, steel, aluminum, jalousie, single hung, double hung, casement, awning, piv-oted, fixed, other) Aluminum -Hung Awning & Picture Fair

b. Anchorage - type & condition of fasteners and latches: Screws. Fair

c. Sealants - type & condition of perimeter sealants & at mullions: Fair

d. Interior seals - type & condition at operable vents: Caulking. Fair

e. General condition: Fair

10. Wood Framing:

a. Type - fully describe if mill construction, light construction, major spans, trusses:

Not Observed

b. Note metal fittings i.e., angles, plates, bolts, split pintles, pintles, other, and note condition: Not Observed

c. Joints - note if well fitted and still closed: Not Observed

d. Drainage - note accumulations of moisture: No moisture was observed

e. Ventilation - note any concealed spaces not ventilated: Not Observed

f. Note any concealed spaces opened for inspection: None



7101 Byron Ave

Front View



Rear View

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MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING RECERTIFICATION - ELECTRICAL

INSPECTION COMMENCED

Date: 7/8/2021

INSPECTION COMPLETED

Date 8/6/2021

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INSPECTION MADE BY: Jose Subero

PRINT NAME: Jose Subero

TITLE: President

ADDRESS: PO Box 41-4121 Miami Beach, FL 33141

E-MAIL: SuEng40Y@gmail.com

1. DESCRIPTION OF STRUCTURE:

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b. Street address 7101 Byron Ave

c. Legal description 71 ST BYRON CONDO NORMANDY BEACH SOUTH PB 21-54 LOTS 5 & 6 BLK 6 LOT

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h. Present use 0407 Residential

i. General description, type of construction, size, number of stories, and special features.

Five - story buildings, Concrete block exterior.

Adjusted Area : 39,825 Sq.Ft (+/-) Lot Size 12,625 Sq.Ft Living Units: 28

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2. ELECTRIC SERVICE:

1. SIZE, AMPERAGE: (See comments) FUSES: (X) BREAKER: ()

2. PHASE: 3Phase (X): 1Phase ():

3. CONDITION: GOOD (X) FAIR (): NEEDS REPAIR ()

4. COMMENTS: There are 2 mains: 1(1200 AMP) & 1(200AMP)

3. METER AND ELECTRIC ROOMS:

1. CLEARANCES: GOOD (X): FAIR (): REQUIRES CORRECTION ()

2. COMMENTS: Second Floor

4. GUTTERS:

1. LOCATION: GOOD (X): REPAIRS REQUIRED ()

2. Taps and Fill: GOOD (X): REPAIRS REQUIRED ()

3. COMMENTS: No comments.

5. ELECTRICAL PANELS:

LOCATION GOOD (X): REPAIRS REQUIRED ()

a.PANEL #(204): Hall GOOD (X): REPAIRS REQUIRED ()

b.PANEL #(201): Kitchen GOOD (X): REPAIRS REQUIRED ()

c.PANEL #(307): Hall GOOD (X): REPAIRS REQUIRED ()

d.PANEL #(501): Kitchen GOOD (X): REPAIRS REQUIRED ()

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e. PANEL #(507): Hall GOOD (X): REPAIRS REQUIRED ()

f. COMMENTS: All the units have panels are good condition

6. BRANCH CIRCUITS:

1. IDENTIFIED: YES (X): MUST BE IDENTIFIED ()

2. CONDUCTORS: GOOD (X) DETERIORATED (): MUST BE REPLACED ()

3. COMMENTS: No comments.

7. GROUNDING OF SERVICE :

GROUNDING OF SERVICE : GOOD (X): REPAIRS REQUIRED ()

COMMENTS: No comments.

8. GROUNDING OF EQUIPMENT:

GROUNDING OF EQUIPMENT: GOOD (X): REPAIRS REQUIRED ()

COMMENTS: No comments.

9. CONDUIT RACEWAYS:

CONDUIT RACEWAY'S CONDITION: GOOD (X): REPAIRS REQUIRED ()

COMMENTS: No comments.

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10. CONDUCTOR AND CABLES:

CONDUCTOR AND CABLES' CONDITION: GOOD (X): REPAIRS REQUIRED ()

COMMENTS: No comments.

11. TYPES OF WIRING METHODS: CONDITION:

CONDUIT RACEWAYS: RIGID: GOOD (X): REPAIRS REQUIRED ()

CONDUIT PVC: GOOD (): REPAIRS REQUIRED ()

NM CABLE: GOOD (): REPAIRS REQUIRED ()

BX CABLE: GOOD (): REPAIRS REQUIRED ()

12. CONDUCTORS:

CONDUCTORS' CONDITION: GOOD (X): REPAIRS REQUIRED ()

COMMENTS: No comments.

13. EMERGENCY LIGHTING:

EMERGENCY LIGHTING'S CONDITION: GOOD (X): REPAIRS REQUIRED ()

COMMENTS: No comments.

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14. BLDG. EGRESS ILLUMINATION:

- a. GOOD (X); REPAIRS REQUIRED ()
- b. COMMENTS: No comments.

15. FIRE ALARM SYSTEM:

- a. GOOD (X); REPAIRS REQUIRED ()
- b. COMMENTS: No comments.

16. SMOKE DETECTORS:

- a. GOOD (X); REPAIRS REQUIRED ()
- b. COMMENTS: No comments.

17. EXIT LIGHTS:

- a. GOOD (X); REPAIRS REQUIRED ()
- b. COMMENTS: No comments.

18. EMERGENCY GENERATOR:

- a. GOOD (); REPAIRS REQUIRED ()
- b. COMMENTS: N/A. Emergency generator is not required

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19. WIRING IN OPEN OR UNDER COVER PARKING GARAGE AREAS:

a. GOOD (X): REQUIRE ADDITIONAL ILLUMINATION ()

b. COMMENTS: No comments.

20. OPEN OR UNDERCOVER PARKING GARAGE AREAS AND EGRESS ILLUMINATION:

a. GOOD (X): REQUIRE ADDITIONAL ILLUMINATION ()

b. COMMENTS: No comments.

21. SWIMMING POOL WIRING:

a. GOOD (): REQUIRES REPAIR ()

b. COMMENTS: N/A. This is not swimming pool in this property.

22. WIRING TO MECHANICAL EQUIPMENT:

a. GOOD (X): REQUIRES REPAIR ()

b. COMMENTS: No comments.

23. GENERAL ADDITIONAL COMMENTS:

No additional comments

**CERTIFICATION OF COMPLIANCE WITH PARKING LOT ILLUMINATION
STANDARDS IN CHAPTER 8C-3 OF THE CODE OF MIAMI-DADE COUNTY**

Date **8/7/2021**

Case No. **40YR2102025**
Property Address: **7101 Byron Ave, Sq Ft: 39,825 Sq.Ft (+/-)**
Folio: **02-3211-045-0001 (Reference)**
Building Description: **0407 Residential**

- 1 I am a Florida registered professional engineer or architect with an active license.

- 2 On 6/24/2021 at 11:25 PM. I measured the level of illumination in the parking lot(s) serving the above referenced building.

- 3 Maximum 2.2 foot candle
 Minimum 1.0 foot candle
 Maximum to Minimum ratio 2.2 : 1

- 4 The level of illumination provided in the parking lot ☒ meets ☐ does not meet the minimum standards for the occupancy classification of the building as established in Section 8C-3 of the Code of Miami-Dade County.

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Signature and Seal
Engineer or Architect

Jose Subero

(Print Name)

CERTIFICATION OF COMPLIANCE WITH PARKING LOT GUARDRAILS REQUIREMENTS
IN CHAPTER 8C OF THE CODE OF MIAMI-DADE COUNTY

DATE: **8/7/2021**

Re: Case: **40YR2102025**
Property Address: **7101 Byron Ave, Sq Ft: 39,825 Sq.Ft (+/-)**
Building Description: **0407 Residential**

The undersigned states the following:

I am a Florida registered professional engineer or architect with an active license. On **7/8/2021**, I inspected the parking lots servicing the above referenced building for compliance with Section 8C-6 and determined the following (check only one):

- ☒ The parking lot(s) is not adjacent to or abutting a canal, lake or other body of water.
- ☐ The parking lot(s) is adjacent to or abutting a canal, lake or other body of water and vehicles are protected by a guardrail that complies with Section 8C-6 of the Miami-Dade County Code
- ☐ The parking lot(s) is adjacent to or abutting a canal, lake or other body of water and parked vehicles are not protected by a guardrail that complies with Section 8C-6 of the Miami-Dade County Code.
I have advised the property owner that he/she must obtain a permit for the installation of the guardrail and obtain all required inspection approvals to avoid enforcement action.

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Signature and Seal

Jose Subero

(Print Name)