NOTICE OF COMPLIANCE WITH THE 40 YEAR RECERTIFICATION

September 12, 2014

DENMAR SOUTHEAST
8925 SW 148 ST
PALMETTO BAY FL 33176

Re: **40 year certification for Building located at 8925 SW 148 ST**

Dear.

The Palmetto Bay Building Department received the **40 year re-certification** reports submitted by you for the Building at the above referenced address. The reports, prepared by ***Gerald F. De Marco.*** Indicate the buildings meet the requirements the section 8-11(f) of the Code of Miami-Dade County.

You are hereby notified that you have met the requirements of Section 8-11(f) of the Code of Miami-Dade County, which requires that buildings be recertified during the first forty (40) years its existence. Such re-certification shall be for the purpose of determining the general structural condition of the building and the general condition of its electrical systems pursuant to the Building Code. The next required re-certification report will be due in the year **2024.**

If you need additional information, please do not hesitate to contact us.

Village of Palmetto Bay

Edward SILVA, C.B.O., R.A.
Director
Department of Building & Capital Projects

9705 E. HIBISCUS ST
Palmetto Bay fl 33157
Phone (305) 259-1250
Fax (866)927-5576

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

Date: 4 August 2014

Re: Property Address: 8925 SW 148TH Street
Building Description: 2 Story Office Building

The undersigned states the following:

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

2. On 3 August 2014, I measured the level of illumination in the parking lot(s) serving the above referenced building.

3. Maximum 8.1 foot candle per SF, Minimum 1.0 foot candle per SF, Minimum to Maximum ration 1.0 : 8.1 , foot candle 2.8 average per SF.

4. The level of illumination provided in the parking lot(s) meet the minimum standards for the occupancy classification of the building as established in Section 8C-3 of the Code of Miami-Dade County.

Note: Illumination measured with an
A.W. Sperry SLM-110 Digital light meter.
A copy of the site plan with footcandle
Levels noted is attached for reference.

(Signature)

Gerald F. DeMarco
(Print Name)

Seal of Architect or Engineer Executing the
Certification Must Be Affixed in the Above Space

GERALD F. DE MARCO, ARCHITECT
7241 SW 168TH STREET SUITE E
MIAMI, FLORIDA 33157
305.255.2999

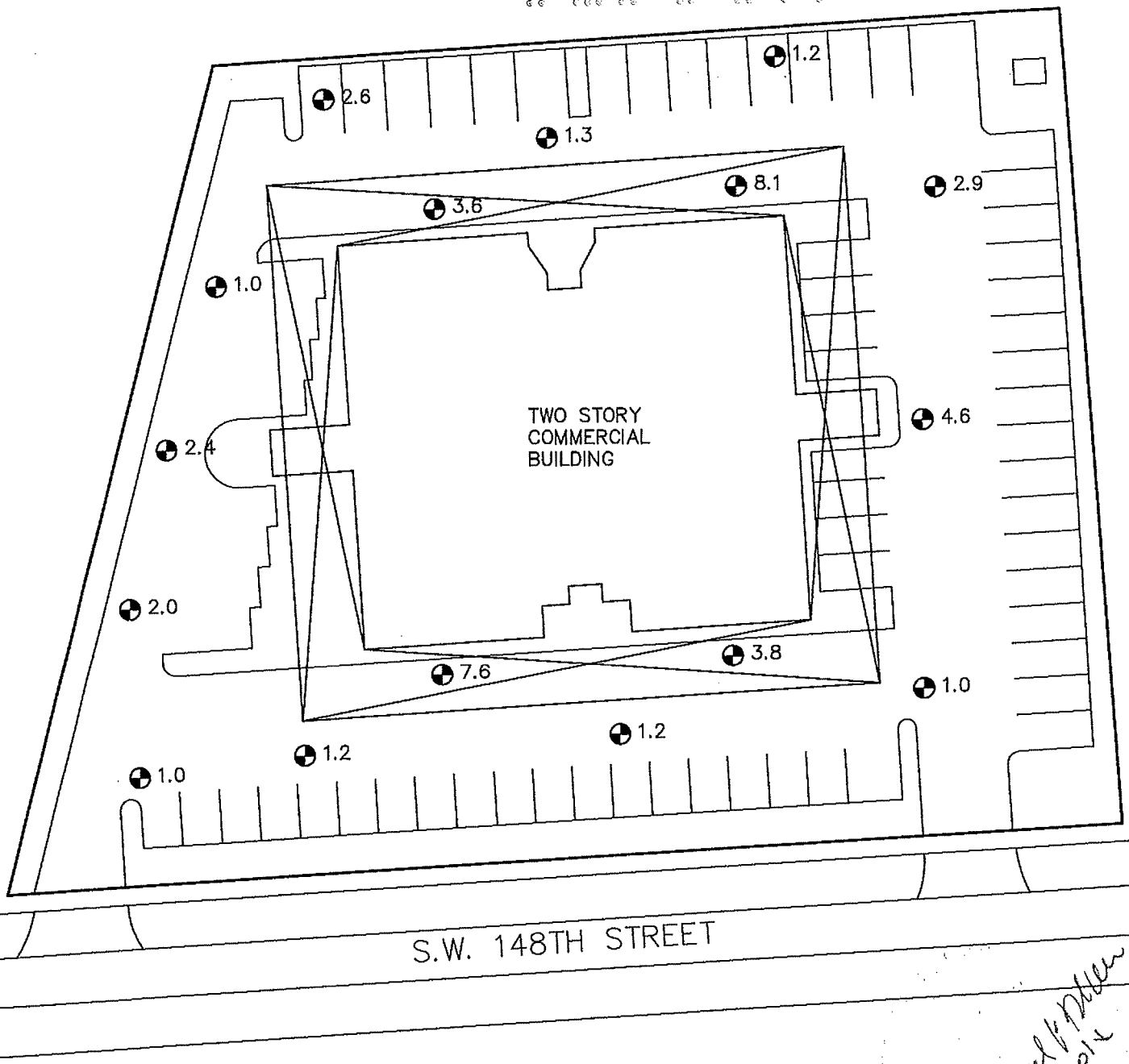
JOB DENA[illegible]UTHEAST LLC - 40 YEAR CERT.

ADDRESS 8925 SW 148TH STREET

DRAWN BY ABY DATE 8/4/14

CHECKED BY [illegible] DATE

PROJECT NO. 1336 SHEET NO. 1



ILLUMINATION DIAGRAM
NTS

*TAKEN ON AUGUST 3, 2014 W/ AW SPERRY SLM-110 DIGITAL LIGHT METER.

a) *Require Additional* .....

b) *Comments* .....

19 *Egress Illumination (Open/Covered Parking/Garage)*

Good ☐ *Repairs Required* ***X***

a) *Require Additional* .....

b) *Comments* .....

20 *Swimming Pool Wiring:* *Good* ☐ *Repairs Required* ☐

a) *Comments* ..... *N/A*

21 *Wiring to Mechanical Equipment:* *Good* ***X*** *Repairs Required* ☐

a) *Comments* .....

22 *General Comments*

..... *This structure has been well maintained; condition is excellent.*

Void 9-8-14

Russell F. Palmero 12-12-2013

ARCHITECTURE PLANNING DESIGN

GERALD F. DE MARCO, ARCHITECT
AND ASSOCIATES

7241 SW 168th STREET.SUITE E
MIAMI, FLORIDA 33157
TEL: (305) 255-2999
FAX: (305) 255-4499
E-MAIL: gfdarch@bellsouth.net

GERALD F. DE MARCO
ANGLEICA ALCANTARA, A.I..T
LAMA HATEM, A.I.T.
ASHLEY B. YANEZ, A.I.T.

MICHAEL K. PHANG, Ph.D., P.E., S.E., SECB
CONSULTING
LEONARD J. LAFOREST, R.A., I.D.
JACQUELINE P. JAMES, Ph. D., P.E.

11 December 2013

Edward Silva, C.B.O., R.A.
Director Department of Building & Capital Projects
Village of Palmetto Bay Building & Capital Projects
9705 E Hibiscus Street
Palmetto Bay, FL 33156

Re: 40 year Certification for Building located at 8925 SW 148th Street
Folio #33-5021-032-0010
Denar Southeast LLC

Dear Mr. Silva:

We have been retained by Denar Southeast LLC to perform the required building certification for the above referenced property. The enclosed report of the required structural and electrical inspections was completed on December 9, 2013.

Please be advised that we have found this building to be in good condition and to be structurally safe for its present use. In addition we have found the electrical system to be in good condition, and safe for continued use for the present occupancy. We have determined that the parking lot illumination at present does not comply with the Standards in Chapter 8C of the Code of Miami-Dade County.

As a routine matter, in order to avoid possible misunderstanding, nothing in this report should be construed directly or indirectly as a guarantee for any portion of the structure. To the best of my knowledge and belief, 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.

It is our recommendation that this building be granted certification for continued use under its present occupancy subject to provision of supplemental parking area lighting as discussed. Please do not hesitate to contact this office should you have any questions.

Very truly yours,

Gerald F. De Marco
Reg. No. 8818; Special Inspector No. 0509
GFD (w/encls)
cc: Stewart Enterprises.; File

1336-40yrcertltr-12-09-13

MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING STRUCTURE RECERTIFICATION

1 **Description of Structure:**

a) *Name of title – Denar Southeast LLC.....*

b) *Street address…8925 SW 148th Street Miami, Florida 33176.....*

c) *Legal description: BANYAN CENTER PB 107-74 TRACT A LOT SIZE 40075 SQ FT F/A/U 30-5021-032-0010 OR 21131-0649 0303 1.....*

d) *Owners name…Denar Southeast LLC .....*

e) *Owners mailing address…8925 SW 148th Street #200 Miami Florida 33176.....*

f) *Building Official Folio Number…33-5021-032-0010.....*

g) *Building Code Occupancy Classification…Commercial*

h) *Present use – Office Building*

i) *General description of construction, size, number of stories and special features*

The subject building is a two story concrete frame and concrete block wall structure with precast concrete floor and roof joist system of approximately 25,135 square feet. The ground floor is a slab on grade and the roof membrane is modified bitumen.

j) *Additions to original structure*

- *No additions have been made to the original structure.*

2 **Present Condition of Structure:**

a) *General Alignment (note: good, fair, poor, explain if significant) - Excellent*

1) *Bulging - None Apparent*

2) *Settlement..... - No settlement noted.*

3) *Deflections..... - No deflections noted.*

4) *Expansion..... - None*

5) *Contraction..... -None*

b) *Portions showing distress (beams, columns, structural wall, floors roofs, others)*

- *No areas of distress observed.*

c) *Surface Conditions: (describe general conditions of finishes, noting cracking, spalling, peeling, signs of moisture penetration & stains.)*

- *All surfaces are sound with no indication of cracking, spalling, peeling or signs of moisture penetration.*

d) *Cracks: (note location in significant members. Identify crack size as HAIRLINE-barely discernable; FINE-< 1mm in width; MEDIUM- betw. 1-2mm; WIDE-over 2mm)*

- *No cracks noted.*

e) *General extent of deterioration: (cracking or spalling of concrete or masonry; oxidation of metals; rot or borer attack in wood)*

- *No deterioration was observed.*

f) *Previous patching or repairs*

- *None*

g) *Nature of present loading: (indicate residential, commercial, other, estimate magnitude)*

- *Commercial, Office Building*

3 Inspections:

a) .. *Date of notice of required inspection* ..... *September 13, 2013*

b) .. *Date(s) of actual inspection* ..... *September 18, 2013, September 23, 2013, November 1, 2013, December 9, 2013*

c) .. *Name and qualifications of individual submitting inspection report*

..... *Gerald F. De Marco, Architect*

.... *Reg. No. 0008818*

.... *Special Inspector No. 0509*

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

..... *None Required.*

e) .. *Structural repair (note appropriate line)*

1) *None required* X

2) *Required (describe/indicate acceptance)*.....

4 Supporting Data:

a) *Sheets of written data* .....

b) *Photographs* X

c) *Drawings and sketches* X

5 Masonry Bearing Walls: *(indicate good, fair, poor on appropriate line)*

a) *Concrete masonry units*..... *Good*

b) .. *Clay tile or terra cotta units*..... *N/A*

c) .. *Reinforced concrete tie columns* ..... *Good*

d) .. *Reinforced tie beams*..... *Good*

e) .. *Lintels* ..... *Good*

f) ... *Other type bond beams*

g) .. *Masonry finishes – exterior:*

1) *Stucco* ..... *Good*

2) *Veneer*..... *N/A*

3) *Paint only*..... *Good*

4) *Other (describe)* .....

h) .. *Masonry finishes – interior:*

12-12-2013

1) Vapor barrier ..... N/A
2) Furring and plaster ..... Excellent Condition
3) Paneling ..... N/A
.....
4) Paint only..... N/A
5) Other (describe) .....

i) ... Cracks:
1) Location – note beams, columns, other..... None Noted
2) Description .....

j) ... Spalling:
1) Location – note beams, columns, other..... None Noted
2) Description .....

k) .. Rebar corrosion – check appropriate line:
1) None visible..... X
2) Minor – patching will suffice .....
3) Significant – patching will suffice .....
4) Significant – structural repairs needed (describe)
.....

l) ... Samples chipped out for examination in spall areas:
1) No..... X
2) Yes (describe).....

6 Floor and Roof Systems:

a) .. Roof:
1) Describe (slope, type roofing, roof deck, condition)
- The roof construction is a precast concrete joist system. The roof membrane is a mineral surface modified bitumen. Condition is excellent.
2) Note any structures or equipment and condition of supports
- There are a/c units and elevator mechanical room on the roof. Condition is excellent.
3) Note types of drains/scuppers and condition - Roof drainage is interior. Condition is excellent.

b) Floor:
1) Describe type of framing, material, spans and conditions
- The first floor is a ground supported slab. The second floor is a precast concrete joist system. Condition is excellent.

c) *Inspections: (note exposed areas for inspection, where it was necessary to open ceilings, etc. for inspections or typical framing members)*

- *Moving ceiling tiles on each floor allowed visual access to the floor and roof structures.*

7 *Steel Framing Systems:*

a) *Description:..... N/A.*

b) *Exposed Steel – (describe condition of paint & degree of corrosion): N/A.*

.....

c) *Concrete/Other Fireproofing – (note cracking/spalling, note portions removed for inspection): N/A*

.....

d) *Elevator Sheave Beams/Connections/Machine floor beams – (note condition): Elevator is hydraulic*

.....

e) *Cracking:*

1) *Not significant..... No cracking noted.*

2) *Location and description of affected members and type of cracking*

..... *N/A*

f) *General condition:.....*

g) *Rebar Corrosion (check appropriate line)*

1) *None visible..... X*

2) *Location and description of affected members and type of cracking*

(1) *Significant – patching will suffice.....*

(2) *Significant – structural repairs required..*

h) *Samples chipped out in spall areas:*

1) *No..... X*

2) *Yes .....*

(describe texture/general quality)

.....

8 *Concrete Framing System*

a) *Full description of structural system ..... The exterior bearing walls are a concrete block structure. The balance of the concrete framing system consists of the tie beams and tie columns reinforcing the masonry interior walls.*

b) *Cracking - None*

Not significant

1. *Location and description of members affected and type of cracking*

c) *General Condition*

d) *Rebar corrosion – check appropriate line:*

1. None visible X
2. Location And description of members affected and type of cracking
3. Significant but patching will suffice
4. Significant – structural repairs required (describe)

d) Samples chipped out in spall areas: N/A

1. No
2. Yes, describe color, texture , aggregate , general quality

9 Windows:

b) Type (wood, steel, aluminum, jalousie, single/double hung, casement, awning, pivoted, fixed of other) ..... Fenestration at ground floor is aluminum storefront system fixed glass. Condition is excellent. Upper level fenestration is fixed casement Condition is excellent.

c) Anchorage (type & condition of fasteners and latches) - Anchorage is in accordance with manufacturer's specifications, condition is excellent.

d) Sealants (type & condition of perimeter sealants & at mullions) ..... Exterior caulking in place at perimeters, condition is excellent.

e) Interior seals (type & condition at vents) - gasket at operable sash – excellent condition

f) General condition..... Good.

10 Wood Framing:

a) Type (fully describe: mill, light, major spans, trusses) ..... There is no wood framing on this structure.

b) Note metal fittings(i.e., angles, plates, bolts. pintles, other and note condition) ..... N/A

c) Joints (note if well fitted and still closed) - Joints are in excellent condition.

d) Drainage (note accumulations of moisture) ..... N/A

e) Ventilation (note any concealed spaces not ventilated) - Eave vents provide adequate ventilation.

f) Note any concealed spaces opened for inspection ..... N/A

This page is blank.

MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUIDING ELECTRICAL RECERITFICTION

INSPECTION COMMENCED
Date: 13 September 2013

INSPECTION COMPLETED
Date: 9 December 2013

INSPECTION MADE BY: Gerald F. De Marco
SIGNATURE: Gerald F. DeMarco
PRINT NAME: Gerald F. DeMarco
TITLE: _V. P. Consulting Engineering & Science, Inc.
ADDRESS: 7241 SW 168th St., Miami, FL 33157

1 ***Description of Structure:***

a) *Name of Title: Denar Southeast LLC*

b) *Street Address: 8925 SW 148th Street Miami Florida 33176*

c) *Legal Description: BANYAN CENTER PB 107-74 TRACT A LOT SIZE 40075 SQ FT F/A/U 30-5021-032-0010 OR 21131-0649 0303 1*

d) *Owner's Name: The Foster Company*

e) *Owner's Mailing Address: 8925 SW 148th Street Miami Florida 33176*

f) *Folio Number of Building: 33-5021-032-0010*

g) *Building Code Occupancy Classification: Commercial*

h) *Present Use: Office Building*

General Description (type of construction, size, number of stories, special features):

The subject building is a two story concrete frame and concrete block wall structure with precast concrete floor and roof joist system of approximately 25,135 square feet. The ground floor is a slab on grade and the roof membrane is modified bitumen.

Additional Comments:

The electrical service is in excellent condition. Maintenance at this facility has been superior.

GUIDELINES AND INFORMATION FOR RECERITFICTION OF ELECTRICAL SYSTEMS OF FORTY (40) YEAR STRUCTURES

1 ***Electrical Service:*** *120/208 V. 3 phase. 4 wire*

a) *Size, Amperage: (1200)* *Fuses: (2 sets 600A)* *Breaker: ()*

b) *Phase:* *3 PH* ***X*** *1 PH*

c) *Condition:* *Good* ***X*** *Fair* ☐ *Needs Repair* ☐

d) *Comments:* .....

2 ***Meter and Electric Rooms:***

a) *Clearances:* *Good* ***X*** *Fair* ☐ *Needs Correction* ☐

b) *Comments:* .....

3 ***Gutters:***

a) Location: Elec. Rm..... Good ☒ Requires Repair ☐

c) Comments: .....

4 ***Electrical Panels:***

a) *Location*

i) Main Panel (A): ..... Electrical Room (1ST FL) Good ☒ Requires Repair ☐

ii) Main Panel (B): ..... Electrical Room (1ST FL) Good ☒ Requires Repair ☐

iii) Main Panel (C): ..... Electrical Room (1ST FL) Good ☒ Requires Repair ☐

iv) Main Panel (D): ..... Electrical Room (1ST FL) Good ☒ Requires Repair ☐

v) Main Panel (E): ..... Electrical Room (1ST FL) Good ☒ Requires Repair ☐

vi) A/C Panel ..... Electrical Room (1ST FL) Good ☒ Requires Repair ☐

5 ***Branch Circuits:***

a) *Identified:* *Yes* ***X*** *Must be Identified* ☐

b) *Conductors:* *Good* ***X*** *Deteriorated* ☐ *Must be Replaced* ☐

d) *Comments* .....

6 ***Grounding of Service:*** *Good* ***X*** *Repairs Required* ☐

a) *Comments* .....

Received by [illegible] 12-12-2013

7 **Grounding of Equipment:** Good X Repairs Required ☐

a) Comments .....

8 **Conduit Raceways (condition):** Good X Repairs Required ☐

a) Comments .....

9 **Conductors and Cables (condition):** Good X Repairs Required ☐

a) Comments .....

10 **Types of Wiring Methods (condition):**

a) Conduit Raceways: Good X Repairs Required ☐

b) Conduit PVC: Good ☐ Repairs Required ☐

c) Non-metallic Cable: Good ☐ Repairs Required ☐

d) BX Cable: Good ☐ Repairs Required ☐

11 **Feeder Conductors (condition):** Good X Repairs Required ☐

a) Comments .....

12 **Emergency Lighting:** Good X Repairs Required ☐

a) Comments .....

13 **Building Egress Illumination:** Good X Repairs Required ☐

a) Comments .....

14 **Fire Alarm System** Good X Repairs Required ☐

a) Comments .....

15 **Smoke Detectors:** Good X Repairs Required ☐

a) Comments .....

16 **Exit Lights:** Good X Repairs Required ☐

a) Comments .....

17 **Emergency Generator:** Good ☐ Repairs Required ☐

a) Comments N/A .....

18 **Wiring in Open/Covered Parking/Garage**

Good X Repairs Required ☐

12-12-2013

a) *Require Additional* .....

b) *Comments* .....

19 *Egress Illumination (Open/Covered Parking/Garage)*

Good **X** *Repairs Required* ☐

a) *Require Additional* .....

b) *Comments* : *Parking lot lighting complies with Miami Dade County Code, chapter 8C-3*

20 *Swimming Pool Wiring:* *Good* ☐ *Repairs Required* ☐

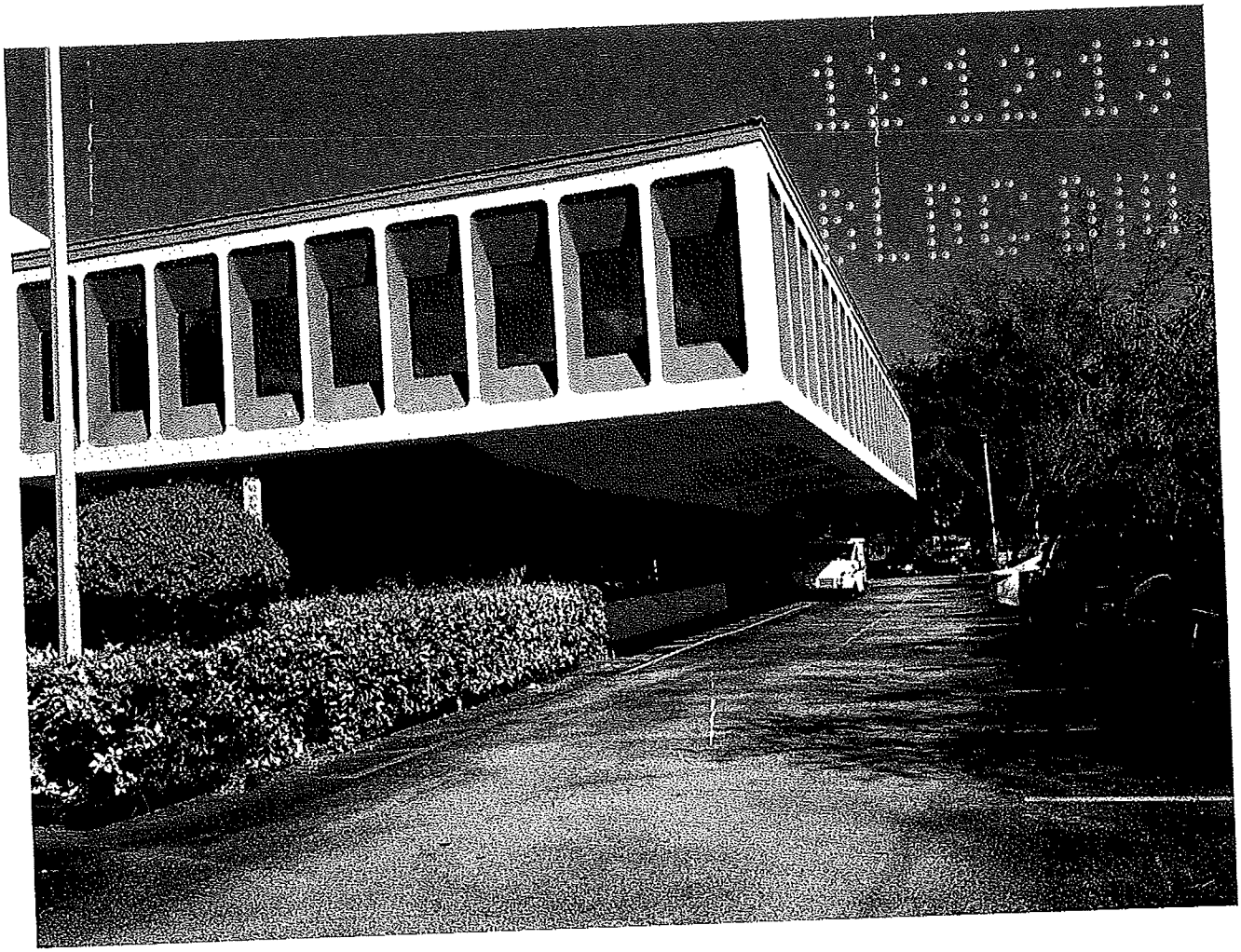
a) *Comments* ..... *N/A*

21 *Wiring to Mechanical Equipment:* *Good* **X** *Repairs Required* ☐

a) *Comments* .....

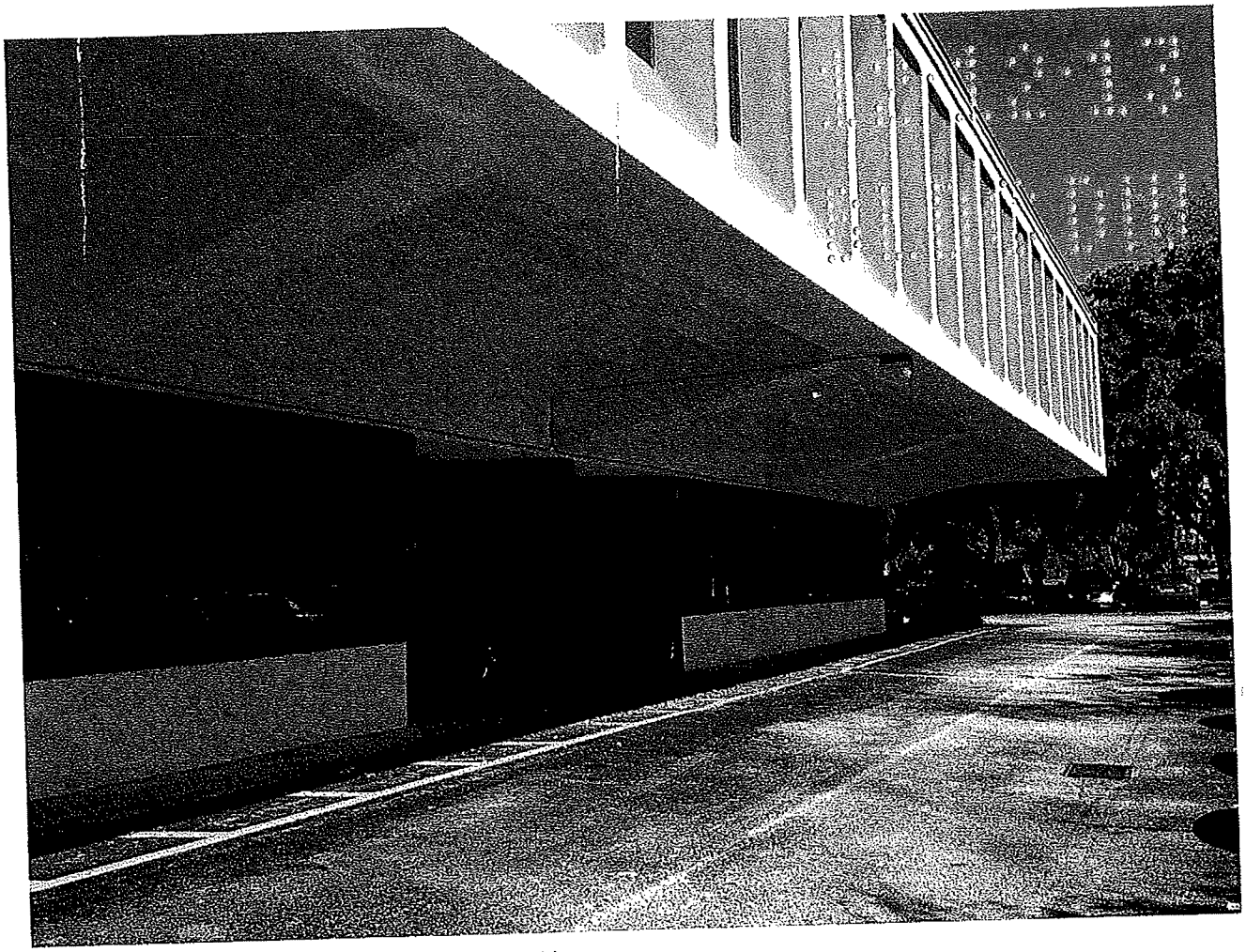
22 *General Comments*

..... *This structure has been well maintained; condition is excellent.*

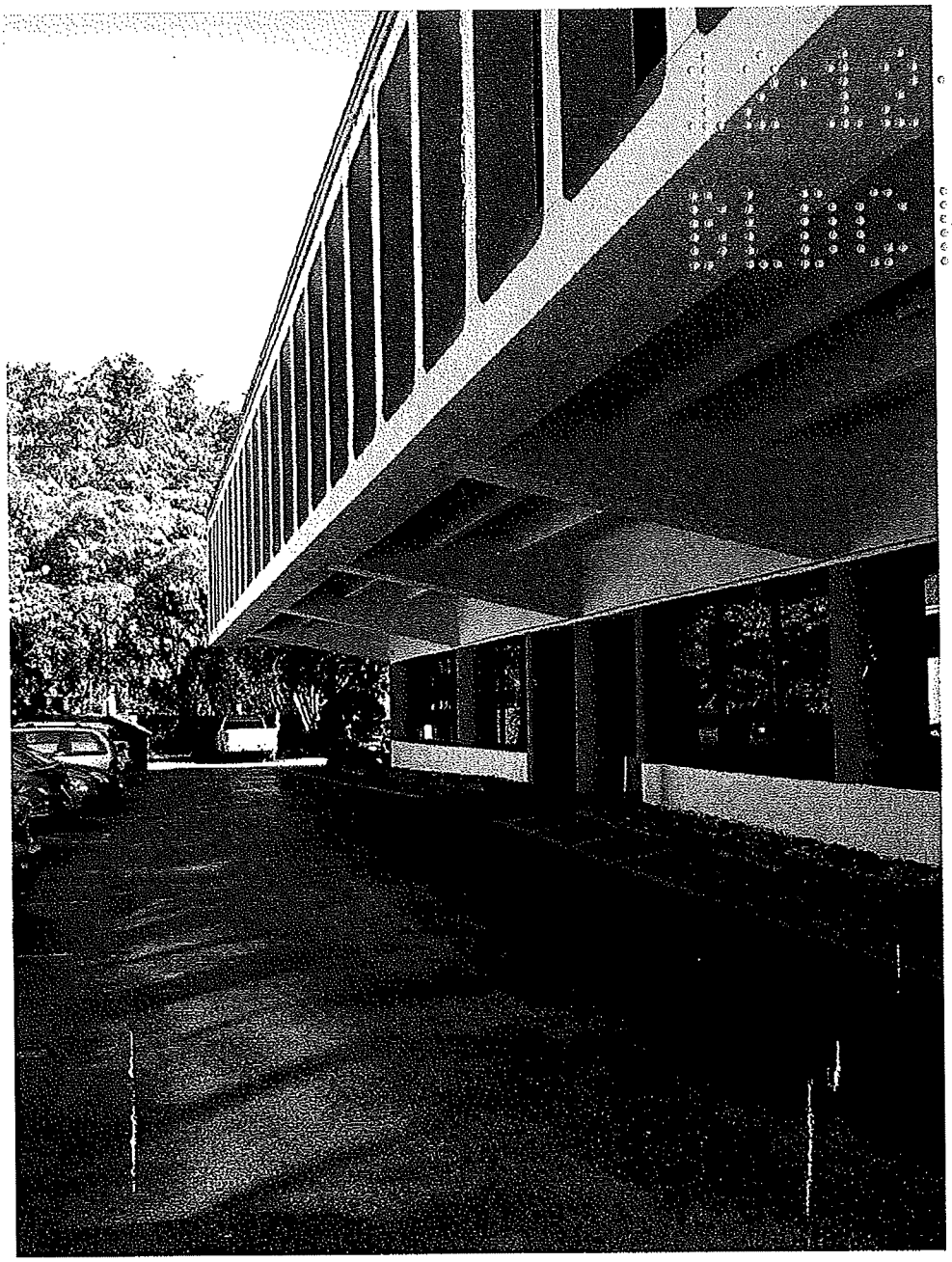


Building exterior showing fenestrations.

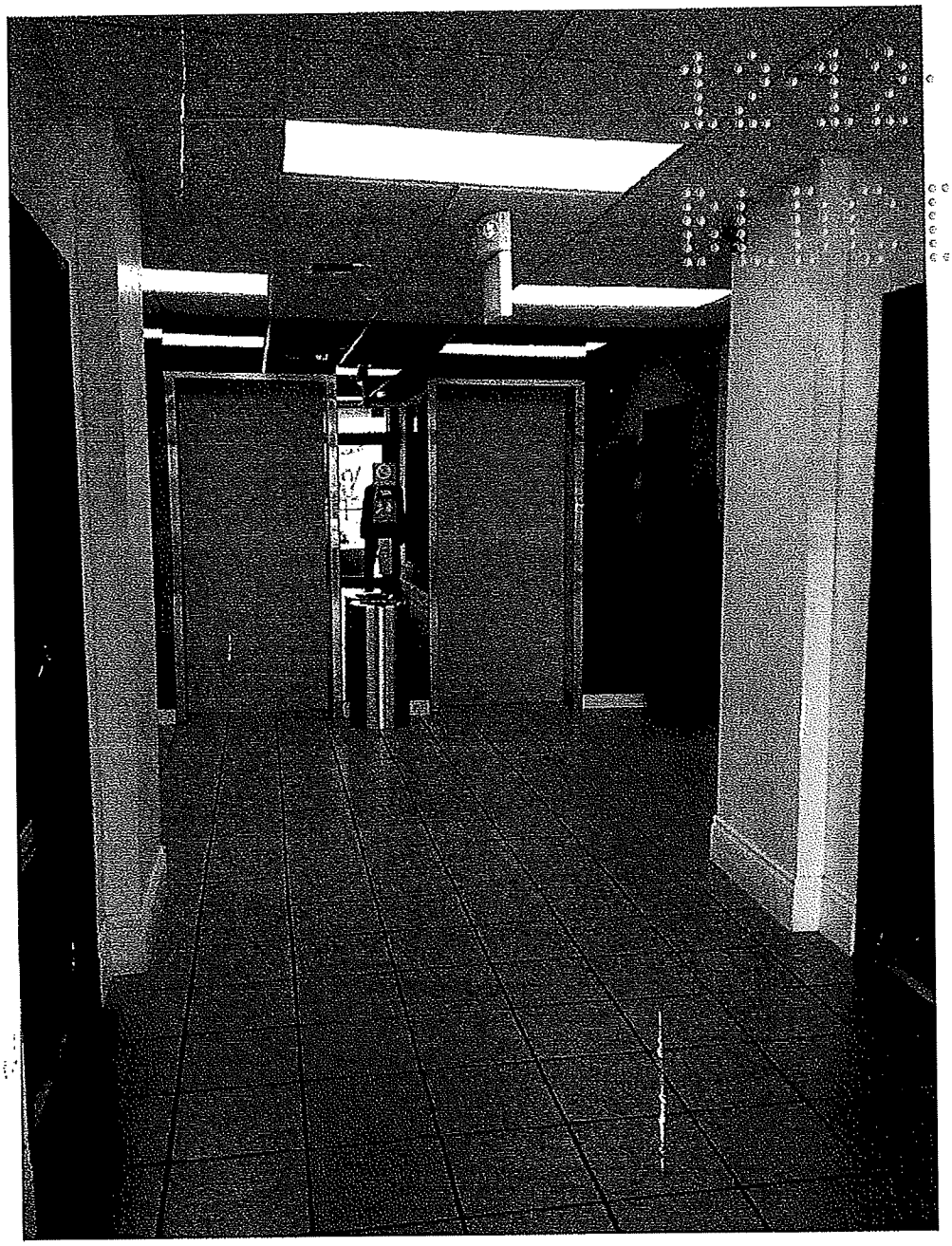
Received 12-12-2013



Building exterior showing fenestration and parking.



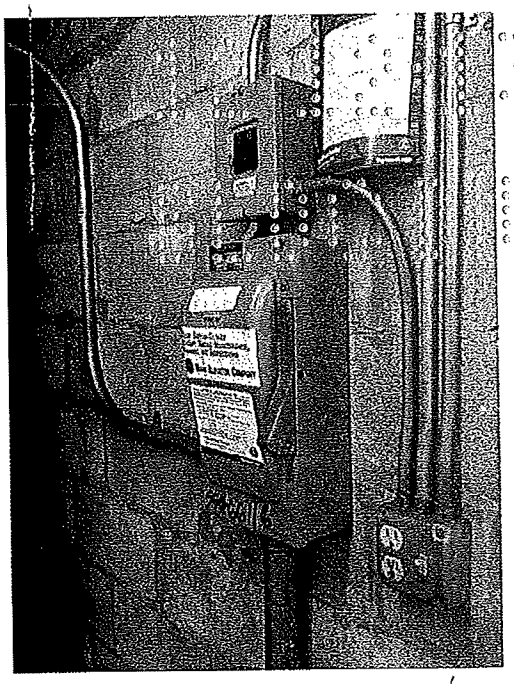
Building exterior showing rear entrance.

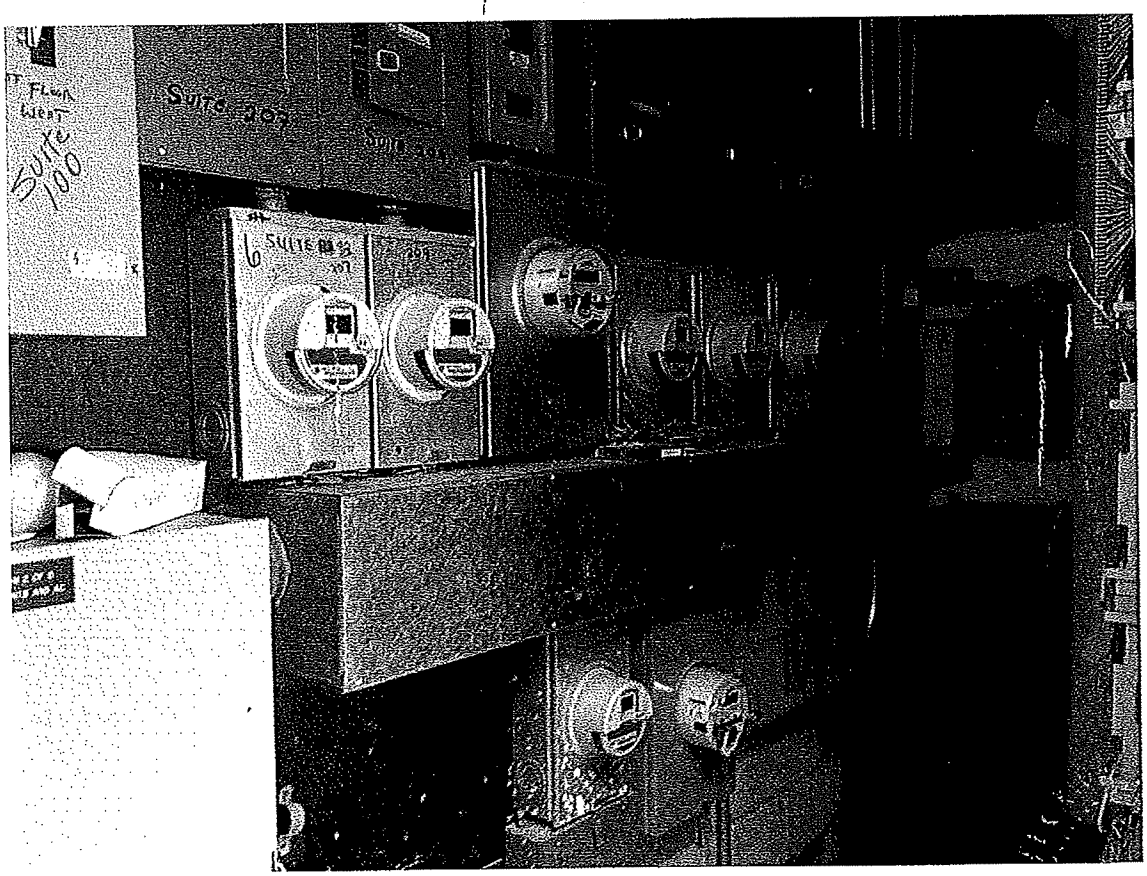


Elevator inside the building.

Building interior showing exit sign.

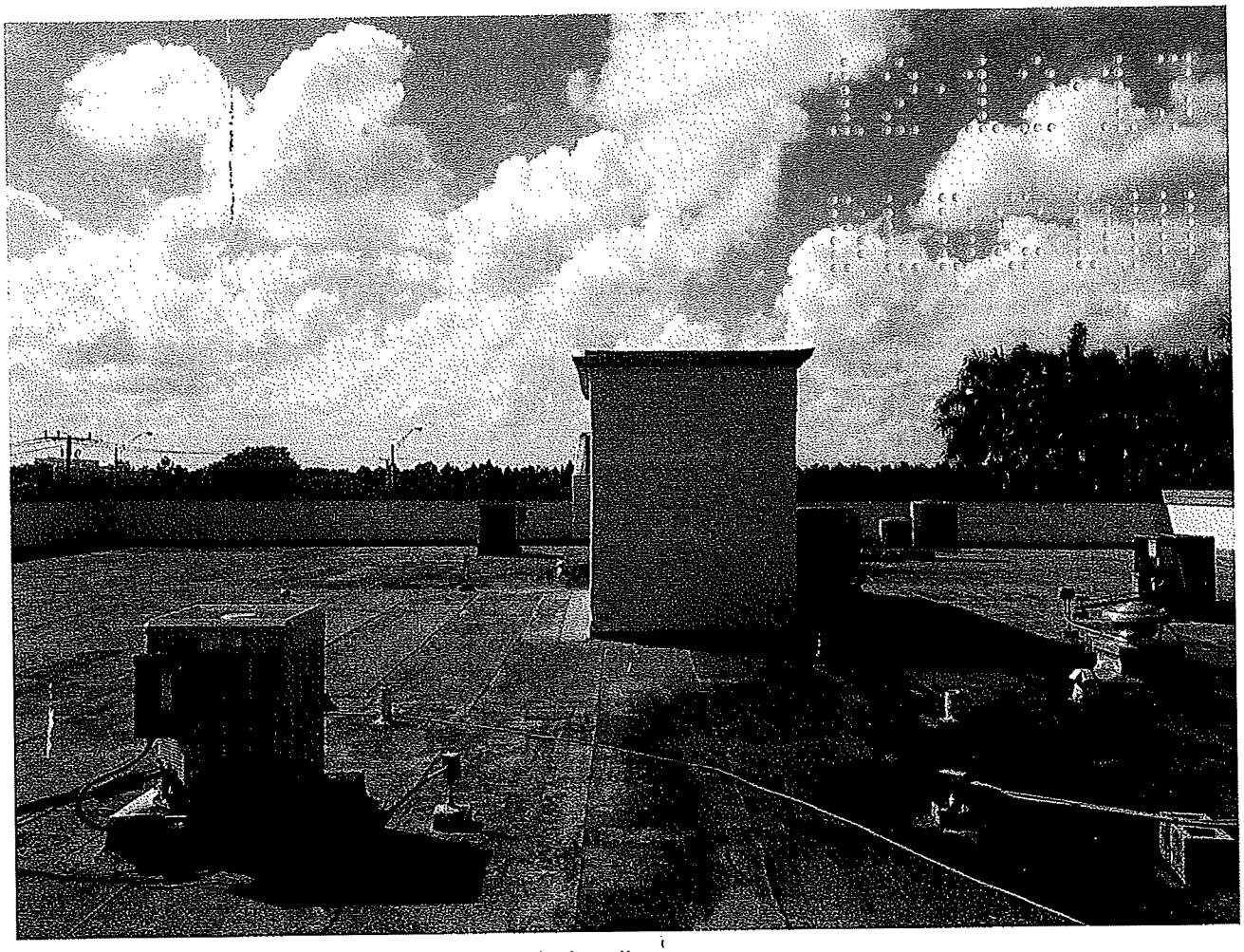
Rec'd [illegible] 12-12-2013



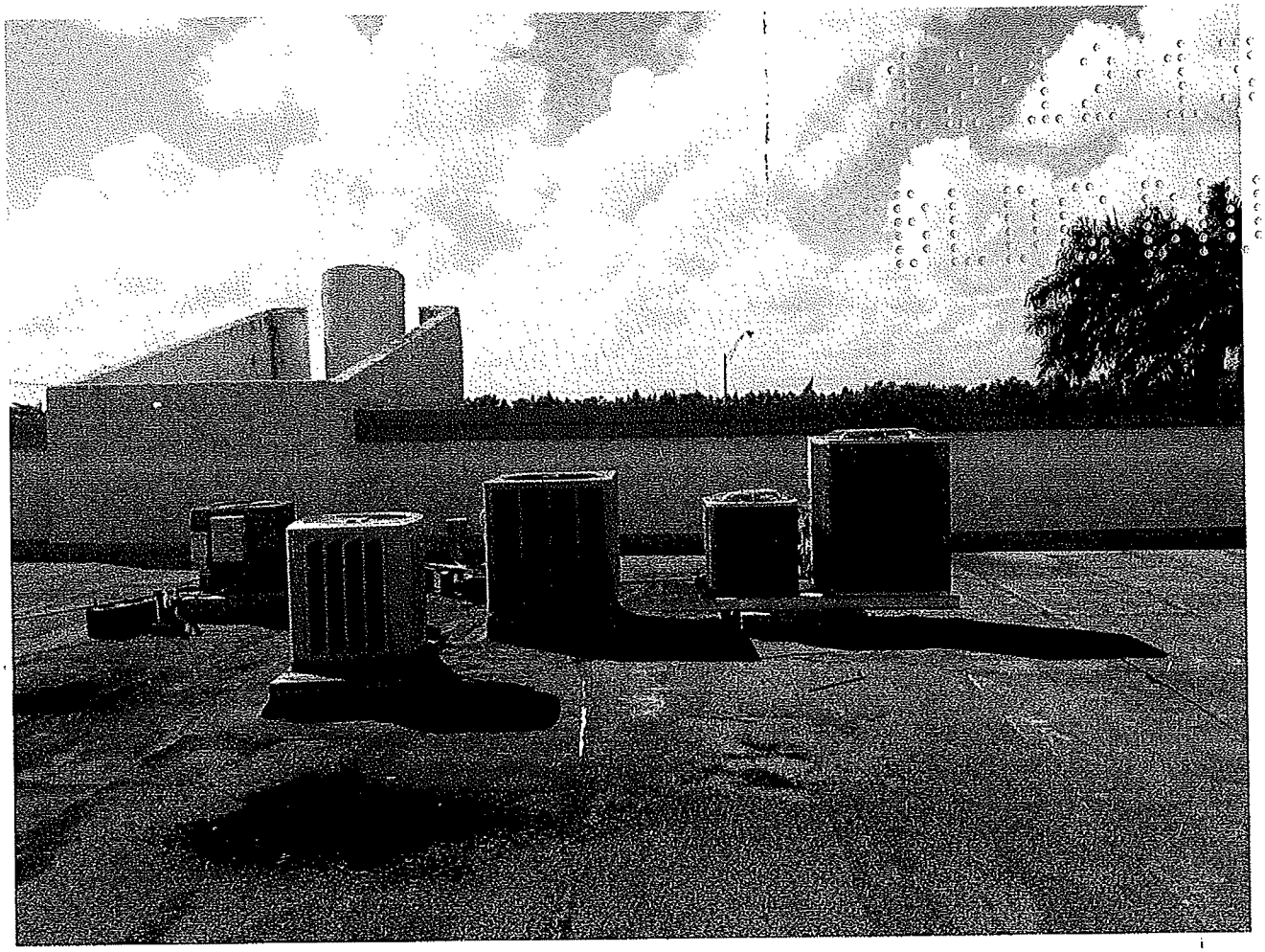


Electrical Room

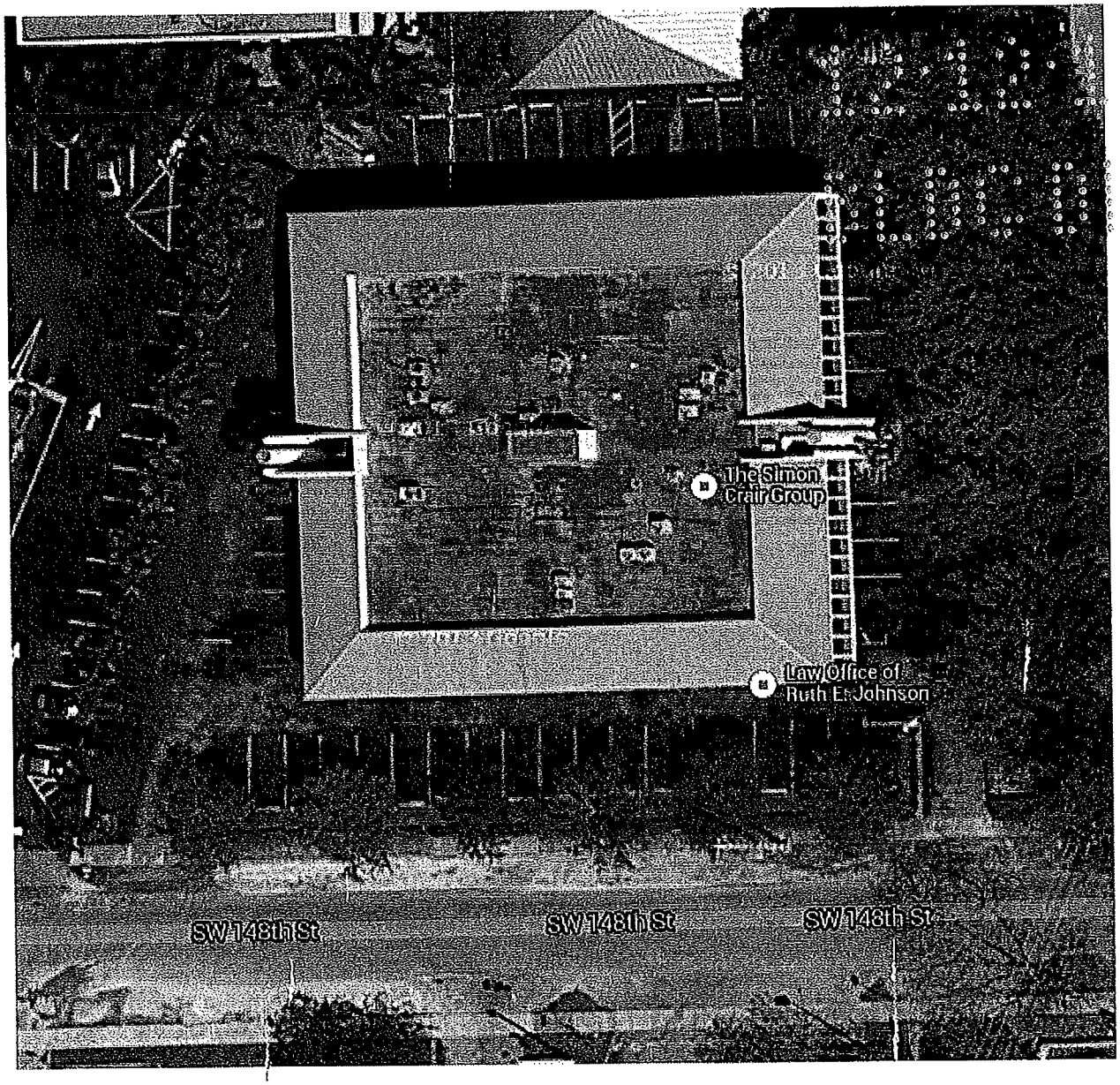
Gerald J. Dillon
12-12-13



Roof showing mechanical equipment room and a/c units.



Received 12-12-2013


The Simon Crair Group
Law Office of Ruth E. Johnson
SW 148th St
SW 148th St
SW 148th St

View of roof.

GERALD F. DE MARCO, ARCHITECT
7241 SW 168TH STREET SUITE E
MIAMI, FLORIDA 33157
305.255.2999

JOB DENAR SOUTHEAST LLC - 40 YEAR CERT.

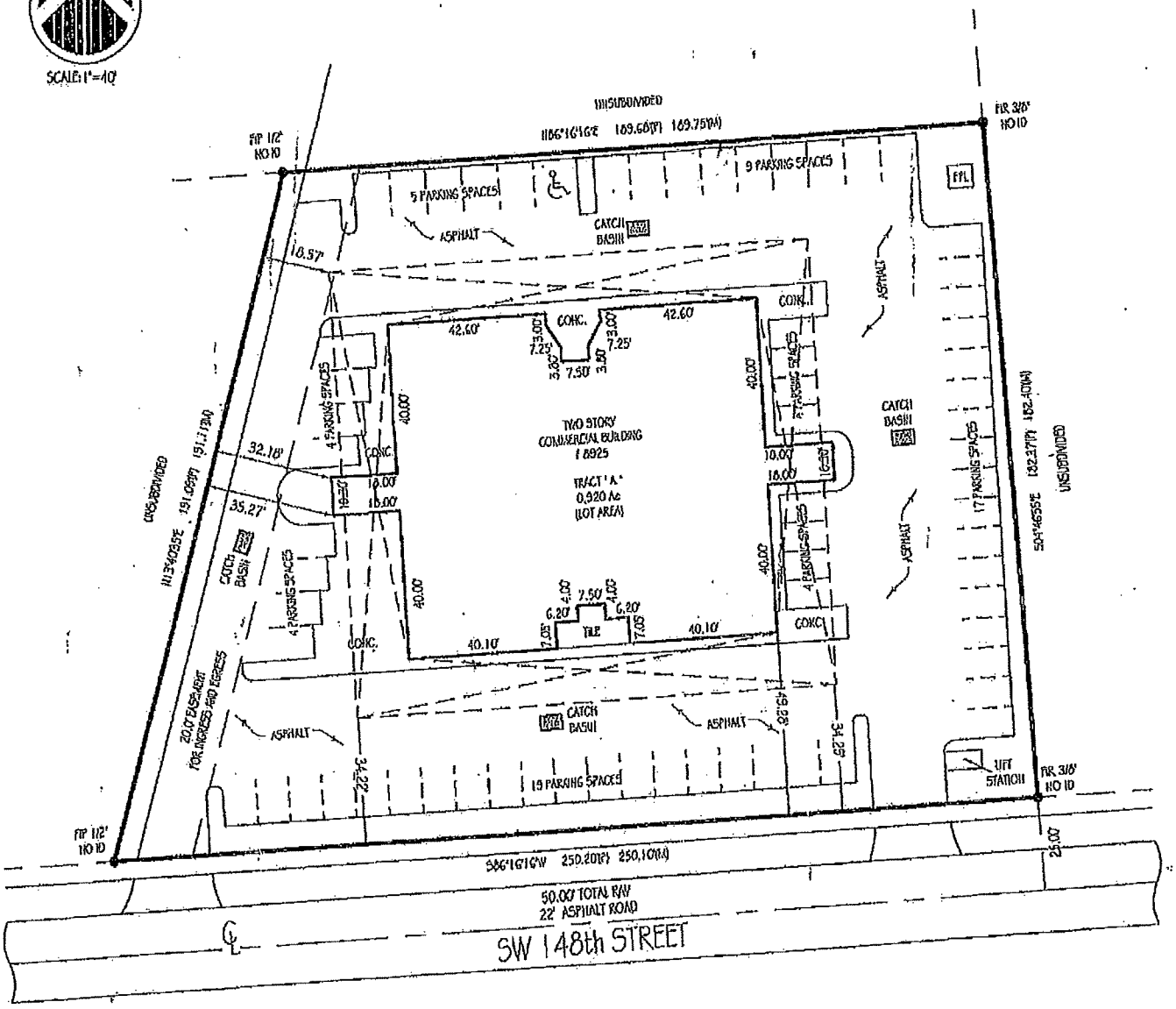
ADDRESS 8925 SW 148TH STREET

DRAWN BY ABY DATE 12/11/13

CHECKED BY DATE

PROJECT NO. 1336 SHEET NO. 1

SCALE: 1"=40'



SITE PLAN
NTS

Gerald F. De Marco
12-12-2013

GERALD F. DE MARCO, ARCHITECT
7241 SW 168TH STREET SUITE E
MIAMI, FLORIDA 33157
305.255.2999

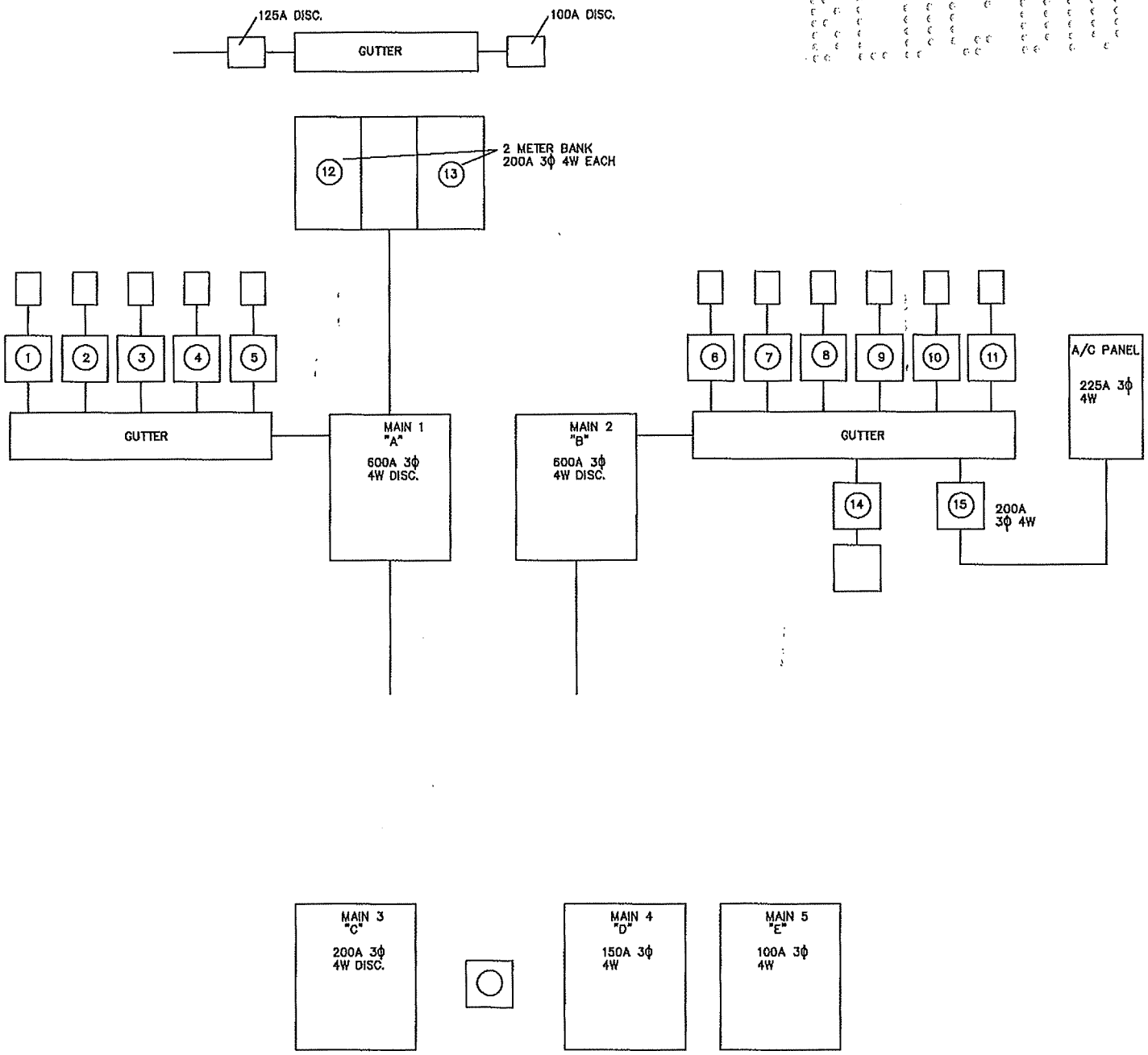
JOB DEN... SOUTHEAST BLG - 40 YEAR CERT.

ADDRESS 8925 SW 148TH STREET

DRAWN BY ABY DATE 12/11/13

CHECKED BY DATE

PROJECT NO. 1336 SHEET NO. 2



ELECTRICAL ROOM (TYP.)
NTS

Received 12-16-13

GERALD F. DE MARCO, ARCHITECT
7241 SW 168TH STREET SUITE E
MIAMI, FLORIDA 33157
305.255.2999

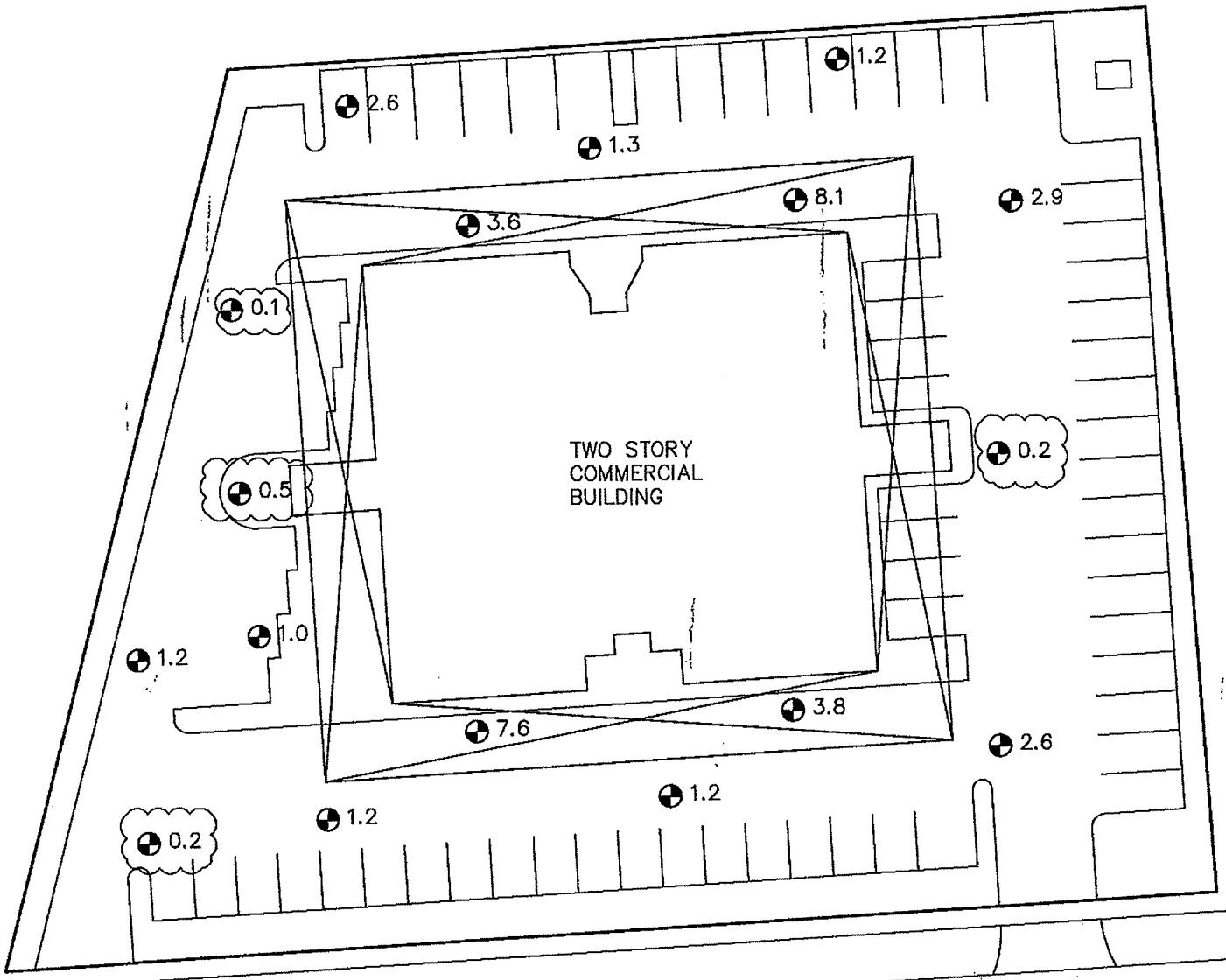
JOB DE[illegible]R SOUTHEAST LLC 40 YEAR CERT.

ADDRESS 8925 SW 148TH STREET

DRAWN BY ABY DATE 12/11/13

CHECKED BY DATE

PROJECT NO. 1336 SHEET NO. 13



Received 12-12-2013

ILLUMINATION DIAGRAM
NTS

*TAKEN ON DECEMBER 9, 2013 W/ AW SPERRY SLM-110 DIGITAL LIGHT METER.