

TRC Worldwide Engineering

1230 N. University Drive
Plantation, FL 33322
Phone: (954) 484-7777
www.trcww.com CA No. 35826



November 23, 2022

TRC # 21FTL323

Mr. Michael Rada
City of Fort Lauderdale
Building Department
100 W Atlantic Blvd,
Pompano Beach, FL 33060

**RE: Special Inspector Final Letter of Compliance
615 North Riverside Drive,
Pompano Beach, Florida 33062
Permit No. 22-00006488**

Dear Mr. Michael Rada,

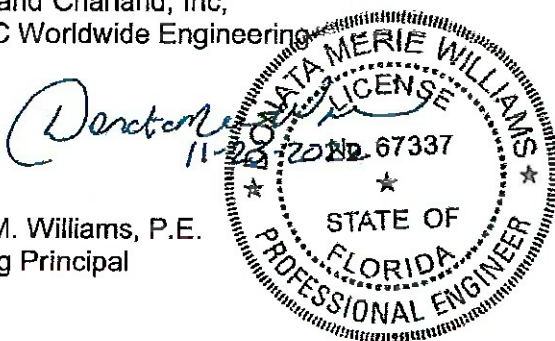
Please be advised that, based on our Special Inspections of the above referenced project, it is our professional opinion, to the best of our knowledge and belief, that the structural components we inspected have been constructed in general accordance with the approved plans and specifications as required by Broward County and the Florida Building Code.

If we may be of further assistance, please feel free to contact this office at your convenience.

Sincerely;

Jenkins and Charland, Inc,
Dbas TRC Worldwide Engineering

Donata M. Williams, P.E.
Managing Principal



STRUCTURAL SAFETY INSPECTION REPORT FORM



Inspection Firm or Individual Name: TRC Worldwide Engineering

Address: 1230 N. University Drive, Plantation, FL 33322

Telephone Number: 954-484-7777

Inspection Commenced Date: 9/7/2021 Inspection Completed Date: 9/7/2021

No Repairs Required Repairs are required as outlined in the attached inspection report

Licensed Design Professional: Engineer Architect

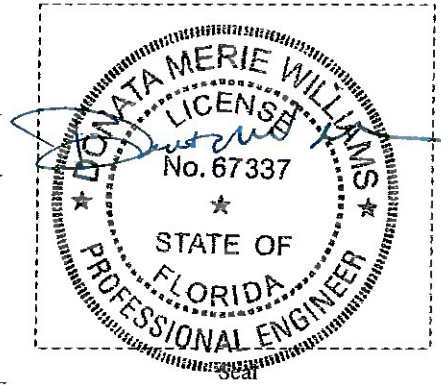
Name: Donata Merie Williams, PE

License Number: 67337

Threshold Building - Certified Special Inspector: Yes No

I am qualified to practice in the discipline in which I am hereby signing,

Signature: *Donata Merie Williams* Date: 11/17/2022



This report has been based upon the minimum inspection guidelines for building safety inspection as listed in the Broward County Board of Rules and Appeals' Policy #05-05. 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.

1. DESCRIPTION OF STRUCTURE
a. Name on Title: <u>Goode & Lopez Hollander, PLLC</u>
b. Street Address: <u>615 N. Riverside Drive</u>
c. Legal Description: <u>Riverside Terrace Condo</u>
d. Owner's Name: <u>Goode & Lopez Hollander, PLLC</u>
e. Owner's Mailing Address: <u>314 S. Federal Highway, Dania Beach, FL 33004</u>
f. Folio Number of Property on which Building is Located: <u>484331AL</u>
g. Building Code Occupancy Classification: <u>Residential R-2</u>
h. Present Use: <u>Multi-Family - 10 or more units</u>
i. General Description: <u>Condominium</u>
j. Type of Construction: <u>Type II - A</u> <div style="display: flex; justify-content: space-between; margin-top: 5px;"> Square Footage: <u>75,000</u> Number of Stories: <u>8</u> </div>
k. Is this a Threshold Building per F.S. 553.71: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
l. Special Features: <u>None</u>

m. Describe any additions to original structure:

None

n. Additional Comments:

None

2. PRESENT CONDITION OF STRUCTURE

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

- | | | | | |
|-----------------|--|-------------------------------|-------------------------------|------------------------|
| 1. Bulging: | <input checked="" type="checkbox"/> Good | <input type="checkbox"/> Fair | <input type="checkbox"/> Poor | Significant (explain): |
| 2. Settlement: | <input checked="" type="checkbox"/> Good | <input type="checkbox"/> Fair | <input type="checkbox"/> Poor | Significant (explain): |
| 3. Deflections: | <input checked="" type="checkbox"/> Good | <input type="checkbox"/> Fair | <input type="checkbox"/> Poor | Significant (explain): |
| 4. Expansion: | <input checked="" type="checkbox"/> Good | <input type="checkbox"/> Fair | <input type="checkbox"/> Poor | Significant (explain): |
| 5. Contraction: | <input checked="" type="checkbox"/> Good | <input type="checkbox"/> Fair | <input type="checkbox"/> Poor | Significant (explain): |

b. Portion showing distress (note, beams, columns, structural walls, floor, roofs, other):

There are no areas of visible distress.

c. Surface conditions – describe general conditions of finishes, noting cracking, spalling, peeling, signs of moisture penetration and stains:

Building finish is mostly stucco. There are areas with minor stucco cracking.

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 width; WIDE if over 2 mm:

There are areas with hairline stucco cracks.

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

There are no visible concerns.

f. Note previous patching or repairs:

There are areas of previous repairs that were completed in approximately 2015. There are no visible concerns with the previous repairs.

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

Multi-Family Residential

3. INSPECTIONS

a. Date of notice of required inspection: June 30, 2021

b. Date(s) of actual inspection: September 7, 2021, September 26, 2022 - November 14, 2022

c. Name and qualifications of individual preparing report:

Donata M. Williams, P.E

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

None

e. Structural repairs:

1. None required Required (describe):

f. Has the property record been researched for any current code violations or unsafe structure cases? Yes No
Explanation/comments:

4. SUPPORTING DATA ATTACHED

- a. Sheets of written data
b. Photographs
c. Drawings or sketches
d. Test reports

5. FOUNDATION

a. Describe building foundation:

Foundation is assumed to be concrete piles below building footprint.

b. Is wood in contact or near soil? Yes No

c. Signs of differential Settlement? Yes No

d. Describe any cracks or separation in the walls, columns, or beams that signal differential settlement:

None visible

e. Is water draining away from the foundation? Yes No

f. Is there additional sub-soil investigation required? Yes No

1. If yes, explain:

6. MASONRY BEARING WALL - Indicate good, fair, poor on appropriate lines

a. Concrete masonry units: Good Fair Poor

b. Clay tile or terra cotta units: None Visible Good Fair Poor

c. Reinforced concrete tie columns: Good Fair Poor

d. Reinforced concrete tie beams: Good Fair Poor

e. Lintel: Good Fair Poor

f. Other type bond beams: None Visible Good Fair Poor

g. Masonry finishes - Exterior:

1. Stucco: Good Fair Poor

2. Veneer: None Visible Good Fair Poor

3. Paint only: Good Fair Poor

4. Other: Good Fair Poor

a. Explain:

None

h. Masonry finishes – Interior:

1. Vapor barrier: None Visible Good Fair Poor

2. Furring and plaster: Good Fair Poor

3. Paneling: None Visible Good Fair Poor

4. Paint only: Good Fair Poor

5. Other: Good Fair Poor

a. Explain:

None

i. Cracks – Note beams, columns, or others, including locations (description):

None Visible

j. Spalling - in beams, columns, or others, including locations (description):

None

k. Rebar corrosion-check appropriate line:

1. None visible
2. Minor-patching will suffice
3. Significant - but patching will suffice
4. Significant - structural repairs required

a. Describe:

l. Were samples chipped out for examination in spalled areas?

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

7. FLOOR AND ROOF SYSTEM

a. Roof:

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

Flat, TPO roof on concrete slab sloping to interior drains

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

Air conditioning equipment and support framing on the roof is in good condition

3. Note types of drains, scuppers, and condition:

Interior drains are in good condition

4. Describe parapet construction and current condition:

Masonry parapets in good condition

5. Describe mansard construction and current condition:

N/A

6. Describe roofing membrane/covering and current condition:

TPO roofing in good condition

7. Describe any roof framing member with obvious overloading, overstress, deterioration, or excessive deflection:

N/A

8. Note any expansion joint and condition:

N/A

b. Floor system(s):

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

Cast-in-place concrete framing in good condition where visible.

2. Balconies - indicate location, framing system, material, and condition:

Balconies in good condition

3. Stairs and escalators - indicate location, framing system, material, and condition:

Both stairs in good condition

4. Ramps - indicate location, framing system, material, and condition:

N/A

5. Guardrails – indicate type, location, material, and condition:

Aluminum railing is in fair condition.

c. Inspection – note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members:

Floor framing was only visible in the parking garage and in storage/utility spaces

8. STEEL FRAMING SYSTEM

a. Full description of system:

N/A

b. Exposed Steel- describe condition of paint and degree of corrosion:

N/A

c. Steel connections – describe type and condition:

N/A

d. Concrete or other fireproofing – describe any cracking or spalling and note where any covering was removed for inspection:

N/A

e. Identify any steel framing member with obvious overloading, overstress, deterioration, or excessive deflection (provide location(s)):

N/A

f. Elevator sheave beams, connections, and machine floor beams – note condition:

Hoist beam in elevator machine room was in good condition.

9. CONCRETE FRAMING SYSTEM

a. Full description of structural system:

The building is cast-in-place concrete with a concrete slab on precast joist with beams supported by concrete columns (mostly visible at the garage level). The horizontal concrete framing is supported by concrete columns and filled cell concrete masonry units.

b. Cracking:

1. Significant Not Significant

2. Description of members affected, location, and type of cracking:

c. General condition:

The concrete framing seems to be in good condition

d. Rebar corrosion – check appropriate line:

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

e. Were samples chipped out for examination in spalled areas?

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

f. Identify any concrete framing member with obvious overloading, overstress, deterioration, or excessive deflection (provide location(s)):

None

10. WINDOWS, STOREFRONTS, CURTAINWALLS, AND EXTERIOR DOORS

a. Windows, Storefronts, and Curtainwalls:

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

Aluminum framing double hung windows and sliding glass doors

2. Anchorage- type and condition of fasteners and latches:

None visible

3. Sealant – type of condition of perimeter sealant and at mullions:

Fair Condition

4. Interiors seals – type and condition at operable vents:

N/A

5. General condition – describe any repairs needed:

Fair Condition

b. Structural Glazing on the exterior envelope of Threshold Building:

Yes

No

1. Previous inspection date:

2. Description of Curtainwall Structural Glazing and adhesive sealant:

N/A

3. Describe condition of system:

N/A

c. Exterior Doors:

1. Type (wood, steel, aluminum, sliding glass door, other):

Glass and aluminum doors in good conditions.

2. Anchorage type and condition of fasteners and latches:

Good

3. Sealant type and condition of sealant:

Good

4. General condition:

Good

5. Describe and repairs needed:

None

11. WOOD FRAMING

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

N/A

b. Indicate condition of the following:

1. Walls:

N/A

2. Floors:

N/A

3. Roof member, roof trusses:

N/A

c. Note metal fitting i.e., angles, plates, bolts, split pintles, other, and note condition:

N/A

d. Joints – note if well fitted and still closed:

N/A

e. Drainage – note accumulations of moisture:

N/A

f. Ventilation – note any concealed spaces not ventilated:

N/A

g. Note any concealed spaces opened for inspection:

N/A

h. Identify any wood framing member with obvious overloading, overstress, deterioration, or excessive deflection:

N/A

12. BUILDING FAÇADE INSPECTION (Threshold Building)

a. Identify and describe the exterior walls and appurtenances on all sides of the building (cladding type, corbels, precast appliques, etc.):

N/A

b. Identify attachment type of each appurtenance type (Mechanically attached or adhered):

N/A

c. Indicate the condition of each appurtenance (Distress, settlement, splitting, bulging, cracking, loosening of metal anchors and supports, water entry, movement of lintel or shelf angles, or other defects):

N/A

13. SPECIAL OR UNUSUAL FEATURES IN THE BUILDING

a. Identify and describe any special or unusual features (i.e., cable suspended structures, tensile fabric roof, large sculptures, chimney, porte-cochere, retaining walls, seawalls, etc.):

N/A

b. Indicate condition of special feature, its supports, and connections:

N/A

Field Observation Report – Riverside Terrace Condominium

TRC Project No. 21FTL323

TO: City of Pompano Beach Building Department 100 W Atlantic Blvd Pompano Beach, FL 33060 Building Official	Permit Number	22-00006488
	Inspection Report No.	006
	Inspection Date	2022/11/14
	Inspection Time	11:00 AM – 11:30 AM
	Weather conditions	83° Cloudy
	Location	615 N Riverside Dr Pompano Beach, FL 33062
	Contractor	A Plus Concrete Restoration
	Engineer	TRC Worldwide Engineering
	Present at Site	Zach Moreira (TRC) Gerry (A Plus Concrete) Dennis (Riverside)
	In-Progress <input type="checkbox"/> (Re-inspection Required) Fail <input type="checkbox"/> Pass <input checked="" type="checkbox"/>	

Based on our field observations it is our opinion, to the best of our knowledge and belief, that the work indicated has been constructed in general accordance with the approved construction documents with the exceptions noted. On site to observe the structural components listed below for general compliance with the approved construction documents:


Field Inspector:	 Zachary A. Moreira, E.I., Project Manager	Page 1 of 2 Signed:----- 11/23/22
Special Inspector:		
Printed Name:	Donata Williams, P.E. No. 67337	

Photo No. 1

Location: Elevator Room

Comments:

The contractor patched the remaining area in the elevator room.

Re-inspection required: ___ yes no



Photo No. 2

Location: Building Walkways

Comments:

All building walkway repairs that were outstanding have been corrected and painted.

Re-inspection required: ___ yes no



Photo No. 3

Location: Stair Case Repairs

Comments:

Staircase repairs have been completed and painted.

Re-inspection required: ___ yes no



Exceptions as noted.
End of report.