



Florida Milestone Inspections: Ensuring Safety and Compliance for Aging Buildings



What Are Florida Milestone Inspections?

With Florida's climate and aging infrastructure, the importance of structural integrity has never been more critical. Enter **Florida Milestone Inspections** — a crucial part of ensuring the safety, longevity, and compliance of buildings throughout the state. Whether you own a condominium, a commercial property, or manage an HOA, understanding and preparing for these inspections can protect your investment and the people who use your building every day.

Florida Milestone Inspections are mandatory assessments that focus on the structural integrity and overall condition of buildings that have reached a significant age — typically 30 to 40 years or older. These inspections are vital in identifying any potential safety issues and ensuring that buildings comply with current codes and standards. This legislation was accelerated due to the unfortunate Champlain Towers collapse in Surfside, which highlighted the risks associated with aging buildings.



Why Are Milestone Inspections Important?

Ensuring Structural Integrity

Over time, buildings in Florida endure harsh weather conditions — hurricanes, high humidity, and salt air — that can lead to structural deterioration. Milestone inspections help identify and address issues before they become catastrophic.

Compliance with Florida Building Codes

Florida's building codes are among the strictest in the nation due to the state's unique environmental conditions. Milestone inspections ensure that your building remains up to date with these codes, avoiding fines and penalties.

Protecting Property Value

A building with structural issues can see a significant drop in property value. Regular milestone inspections help maintain and even increase your building's value by keeping it in top condition.

Enhancing Safety for Occupants

The safety of your building's occupants should always be a top priority. By identifying potential hazards early, milestone inspections help prevent accidents and ensure a secure environment.

When Are Milestone Inspections Required?

According to Florida law, milestone inspections are generally required for condominium and cooperative buildings three stories or more that are 25 years old or older and located within three miles of the coast. For buildings further inland, the requirement typically kicks in at the 30-year mark. After the initial inspection, subsequent inspections are usually required every 10 years.

FLORIDA STATUTES 553.899: Mandatory structural inspections for condominium and cooperative buildings.



What Does A Milestone Inspection Involve?

Phase 1: Visual Inspection

The first phase involves a comprehensive visual inspection of the building's structural components, including foundations, columns, beams, and slabs by an engineer licensed to practice in the state of Florida. The goal is to determine the general structural condition of the building and identify any obvious signs of structural distress, deterioration, or damage.

Phase 2: In-Depth Evaluation

If the Phase 1 inspection uncovers any substantial structural deterioration, a more detailed evaluation is conducted as a Phase 2 inspection. This may involve non-destructive testing methods, like ground-penetrating radar or ultrasonic testing, to assess the condition of structural components and determine the extent of any issues and to confirm that the building is structurally safe and sound.

Choosing the Right Inspection Firm

Selecting a qualified firm to conduct your milestone inspection is crucial. SK&A provides:

Experience & Expertise

SK&A brings nearly thirty years of experience and expertise in the evaluation and repair of structures.

Licensing and Credentials

SK&A is licensed and certified to conduct structural inspections in Florida.

Clear Communication

SK&A provides clear, concise reports and works closely with you to develop a plan of action if significant structural issues are discovered.



The Cost of Neglecting Milestone Inspections

Skipping or delaying milestone inspections can lead to costly consequences:

Increased Repair Costs

Small issues can evolve into major repairs if not caught early.

Legal Liability

Failure to comply with Florida's inspection requirements can result in fines, lawsuits, and increased insurance premiums.

Risk to Occupants

Most importantly, neglecting structural issues can endanger the lives of your building's occupants.



Don't Wait — Schedule Your Florida Milestone Inspection Today

Regular milestone inspections are not just a legal requirement — they're a critical part of maintaining a safe and valuable property in Florida. If your building is nearing or past its milestone age, don't wait until problems arise. Contact our expert team today to schedule your inspection and ensure the long-term safety and performance of your building.

Ready to protect your building and ensure compliance with Florida regulations? Contact SK&A now to schedule your milestone inspection and take the first step toward safeguarding your investment.



SK&A[®]
Structural Engineers

Potomac, MD
301.881.1441

Washington, DC
202.659.2520

For inquiries contact:

J. Brent Stephens, PE | Sr. Principal
301.881.1441
jbrents@skaengineers.com

skaengineers.com

