



## **New Law for Florida Condominiums - Effective Immediately**

As a leading expert, Stone Building Solutions has been educating management teams and board members across the state on the new condominium requirements generated from the Surfside collapse in 2021. Florida Legislators quickly passed new safety requirements for condominiums, and as of June 2023 these safety measures and finding requirements are now required by law.

Below is a brief review of the new Milestone and Structural Integrity Reserve Study requirements. Stone Building Solutions is happy to present pricing for both of these required services and answer any questions you may have.

### **Milestone Inspections**

If your condominium is 3 stories or more and 30+ years of age, you must complete a Milestone Inspection by **December 2024**; and every 10 years thereafter. A Phase 1 Milestone Inspection is a visual structural inspection of load-bearing-walls & primary members performed by a licensed engineer or architect only. A Phase 2 Milestone Inspection must be performed if any substantial structural deterioration is identified during Phase 1.

### **Structural Integrity Reserve Study (SIRS)**

If your condominium is 3 stories or more, regardless of age, you must complete a SIRS by **December 2024**; and every 10 years thereafter. Different from a traditional Reserve Study, a SIRS is a reserve study in which you are mandated to fund by 2026. The inspection portion must be performed by a licensed engineer, architect or reserve specialist (RS). This Structural Integrity Reserve Study is solely focused on 8 structural building components, to ensure every Florida condominium has a financial plan for the following items:

1. Roof
2. Load Bearing Walls or other primary structural members.
3. Fireproofing and fire protection systems.
4. Plumbing of Common Areas.
5. Electrical Systems of Common Areas
6. Waterproofing and exterior painting.
7. Windows /Doors of common areas.
8. Other elements that have an impact on the structural integrity of the building that are in excess of \$10,000.





*Still not sure if you need a Milestone or Structural Integrity Reserve Study? Here's a simple way to find out:*

If your community is over 30 years old and 3 stories or more: **You need a Milestone Inspection & a Structural Integrity Reserve Study by 2024.**

If your community is less than 30 years old, but is 3 stories or more: **You only need a Structural Integrity Reserve Study by 2024.**

### **Total Building Solutions Package**

In addition to the newly-required Milestone Inspection and Structural Integrity Reserve Study, **Stone Building Solutions** is a full service Engineering and Architectural firm specializing in many valuable and required services for our communities, government and commercial properties. **We also specialize in:**

Traditional Reserve Studies

Envelope Investigation & Assessments

Valuation Appraisals

Damage Claims Representation

Wind Mitigation Reports

Milestone Inspections

Structural Integrity Reserve Studies

Full Service Engineering

Architectural Design Specification

Sealed Envelope Bid Process

With our **Total Building Solution** approach, your association can bundle services and **save money**. Unlike many experts in the field, we present you with unique Hybrid reports when you choose more than one service.

Having the privilege of representing thousands of management companies and communities over the last 25 years, we're proud of our reputation as a top expert for your community association needs.

***Not sure if you need to complete these requirements? Contact us today through our website for more information and pricing.***

***Call once, pay less, and get a Total Building Solution.***



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