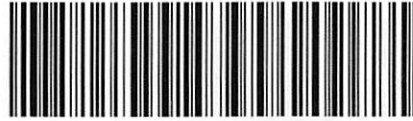


City of Marathon  
9805 OVERSEAS HIGHWAY  
MARATHON FL 33050

Resent to corrected address

USPS CERTIFIED MAIL™



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TRADE WINDS WEST CONDOMINIUM  
PRIBRAMSKY AND ASSOCIATES  
81990 OVERSEAS HWY SUITE 202  
ISLAMORADA FL 33036

US POSTAGE AND FEES PAID

2021-11-01

33050

C363112

Retail

1.0 OZLTR

**easypost.**  
easypost.com/signup



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## CITY OF MARATHON, FLORIDA

9805 Overseas Highway, Marathon, Florida 33050  
(305) 743-0033

### NOTICE OF REQUIRED INSPECTION

October 13, 2021

TRADE WINDS WEST CONDOMINIUM  
5301 Ocean Ter  
Marathon, FL 33050

RE: 00325131-000000  
Property Address: 5301 Ocean Ter (units 1-16)

Dear Property Owner:

The City of Marathon has received notification from the Property Appraiser's office that the building on the property located at 5301 Ocean Ter (units 1-16), is seventeen (17) years old or older.

Under Section 6-95 of the City of Marathon Code, the owner of a building which has been in existence for seventeen (17) years or longer is required to have the building inspected for the purpose of determining the general structural condition of the building and the general condition of its electrical systems. In accordance with Section 6-95(c), you must submit a written Recertification Report to the Building Official, prepared by a Florida registered professional engineer or architect\*, certifying each building or structure is structurally and electrically safe for the specified use for continued occupancy. Each page of the electrical and structural report must be signed and sealed by the engineer or architect. In addition, if there is more than one building on the property, please submit a site plan or copy of a survey showing the location of each building. The building which is the subject of the Recertification report must be clearly identified on the site plan or survey submitted.

Enclosed is a copy of Section 6-95 of the City of Marathon Code. The Recommended Minimum Inspection Procedural Guidelines for Building Recertification to be utilized by your architect or engineer are available online at the following links:

- [https://www.ci.marathon.fl.us/sites/default/files/fileattachments/building/page/31727/recertification\\_instruction\\_revised.pdf](https://www.ci.marathon.fl.us/sites/default/files/fileattachments/building/page/31727/recertification_instruction_revised.pdf)
- [https://www.ci.marathon.fl.us/sites/default/files/fileattachments/building/page/31731/recertification\\_inspection\\_form\\_structural.pdf](https://www.ci.marathon.fl.us/sites/default/files/fileattachments/building/page/31731/recertification_inspection_form_structural.pdf)
- [https://www.ci.marathon.fl.us/sites/default/files/fileattachments/building/page/31728/recertification\\_inspection\\_form\\_electrical.pdf](https://www.ci.marathon.fl.us/sites/default/files/fileattachments/building/page/31728/recertification_inspection_form_electrical.pdf)

The forms which are in PDF (Portable Document Format) can be filled out by your architect or engineer and then printed. If you prefer, you can obtain a hard copy of the forms by contacting our office at (305)-743-0033.



## CITY OF MARATHON, FLORIDA

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9805 Overseas Highway, Marathon, Florida 33050  
(305) 743-0033

You are required to submit the completed Recertification Report within ninety (90) days from the date of this notice.

Please note that single family homes, duplexes, and minor buildings are exempt from recertification requirements. Minor buildings or structures are buildings or structures in any occupancy group having an occupant load of ten (10) or less, as determined by Table 1003.1 (FBC) Minimum Occupant Load of the Florida Building Code and having a gross area of 2,000 sq. ft. or less. If the building which is the subject of this notice is exempt for any of the above reasons, the building is not seventeen (17) years old or older or the building has been demolished, please notify this office, and submit any available documentation. If you are claiming an exemption for an existing building, please submit dated pictures showing the front and rear of the building.

Failure to submit the required Recertification Report will result in the issuance of a Notice of Violation. Further, upon issuance of an unsafe structures Notice of Violation, the building must be vacated, and you may ultimately have to demolish the building.

For further information, please contact the Building Department at [inspections@ci.marathon.fl.us](mailto:inspections@ci.marathon.fl.us) or at (305) 289-5052.

Thank you for your cooperation in this matter.

Sincerely,

A handwritten signature in blue ink, appearing to read "Noe Martinez", is written over a horizontal line.

Noe Martinez  
Building Official  
City of Marathon

\* Both architects and engineers must have proven qualifications by training and experience in the specific technical field covered in the inspection report (structural or electrical) as per Section 6-95 of the City of Marathon Code.

**Sponsored By:** Zieg  
**City Council Public Hearing Date:** August 10, 2021  
September 14, 2021  
**Enactment Date:** September 14, 2021

**CITY OF MARATHON, FLORIDA  
ORDINANCE 2021-18**

**AN ORDINANCE BY THE CITY OF MARATHON, FLORIDA, AMENDING CHAPTER 6, ARTICLE III (“UNSAFE STRUCTURES AND EQUIPMENT”) OF THE CODE OF ORDINANCES OF THE CITY OF MARATHON BY CREATING SECTION 6-95, WHICH SHALL PROVIDE FOR A CERTIFICATION AND RECERTIFICATION PROCESS FOR EXISTING AND FUTURE STRUCTURES; PROVIDING FOR THE REPEAL OF ALL ORDINANCES OR PARTS THEREOF FOUND TO BE IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City of Marathon (“City”) is a municipal corporation of the State of Florida with such power and authority as has been conferred upon it by the Florida Constitution and Chapter 166, Florida Statutes, and

**WHEREAS**, Chapter 166, *Florida Statutes*, grants the City broad municipal home rule powers to provide for the health, safety and welfare of its residents, business owners and visitors by enacting regulations for the protection of the public; and

**WHEREAS**, in light of the recent deadly collapse of the Champlain Tower, it has become readily apparent that there is a significant danger posed by failing to more frequently review and inspect older structures; and

**WHEREAS**, municipalities across the State are taking action to strengthen their building inspection and certification protocols to help combat such dangers; and

**WHEREAS**, in order to promote the health and safety of the citizens of Marathon and help prevent any similar such disasters that could be caused by a failing structure, a certification and re-certification process must be implemented; and

**WHEREAS**, the City Council of the City of Marathon wishes to enact such a process.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE  
CITY OF MARATHON, FLORIDA THAT

~~Strikethrough~~ = deletion

**Bold underline** = addition

SECTION 1. The above recitals are true, correct, and incorporated herein by this reference.

SECTION 2. Chapter 6, Article III, Section 6-95 is hereby created and reads as follows:

**Sec. 6-95. Existing Buildings.**

- (a) **The requirements contained in the Florida Building Code, covering the maintenance of buildings, shall apply to all buildings and/or structures now existing or hereafter erected. All buildings and/or structures and all parts thereof shall be maintained in a safe condition, and all devices or safeguards that are required by the Florida Building Code shall be maintained in good working order. Electrical wiring, apparatus and equipment, and installations for light heat or power and low voltage systems as are required and/or regulated by the Building Code, now existing, or hereinafter installed, shall be maintained in a safe condition and all devices and safeguards maintained in good working order.**
- (b) **This subsection shall not be construed as permitting the removal or non-maintenance of any existing devices or safeguards unless authorized by the Building Official.**
- (c) **Recertification of buildings and components:**
- i. **For the purpose of this Subsection, recertification shall be construed to mean the requirement for a specific inspection of existing buildings and structures and furnishing the Building Official with a written report of such inspection as prescribed herein.**
- (1) **Such inspection shall be for the purpose of determining the general structural condition of the building or structure to the extent reasonably possible of any part, material or assembly of a building or structure which affects the safety of such building or structure and/or which supports any dead or designed live load, and the general condition of its electrical systems pursuant to the Building Code.**

**(2) Inspections may only be performed by licensed, qualified professionals who have submitted written proof, accepted by the Building Official, of experience in the recertification of multiple story buildings.**

ii. **(1) All buildings, except single-family residences, duplexes and minor structures as defined below, shall be recertified in the manner described below where such buildings or structures have been in existence for seventeen (17) years or longer, as determined by the Building Official, who shall at such time issue a Notice of Required Inspection to the building owner.**

**(2) Subsequent recertification shall be required at ten (10) years interval.**

**(3) In the event a building is determined to be structurally and electrically safe under the conditions set forth herein, and such building or structure is less than seventeen (17) years of age, recertification shall not be required for a minimum of ten (10) years from that time, or age seventeen (17), whichever is the longer period of time.**

iii. **Minor buildings or structures shall, for the purpose of this subsection, be buildings or structures in any occupancy group having an occupant load of ten (10) or less, as determined by Table 1003.1 (FBC) Minimum Occupant Load of the Florida Building Code and having a gross area of 2,000 sq. ft. or less.**

iv. **(1) The owner of a building or structure subject to recertification shall furnish, or cause to be furnished, within ninety (90) days of Notice of Required Inspection, a written report to the Building Official, prepared by a Professional Engineer or Architect registered in the State of Florida, certifying that each such building or structure is structurally and electrically safe, or has been made structurally and electrically safe for the specified use for continued occupancy.**

**(2) Such written report shall bear the impressed seal and signature of the Responsible Engineer or Architect who has performed the inspection.**

**(3) Such Engineer or Architect shall undertake such assignments only where qualified by training and experience in the specific technical field involved in the inspection and report.**

**(4) Such report shall indicate the manner and type of inspection forming the basis for the report and description of any matters identified as requiring remedial action.**

**(5) There shall be immediate notification to the Building Official upon discovery of any material failure, unsafe condition or threat to the health, welfare or safety of the occupants of the building. Upon receipt of such notification during the recertification process, the Building Official shall have the ability to immediately issue a stop work order for the building and declare the cessation of use of the building.**

**(6) In the event that repairs, or modifications are found to be necessary resulting from the recertification inspection, the owner shall have a total of 150 days from the date of Notice of Required Inspection in which to complete indicated repairs or modifications which shall be executed in conformance with all applicable Sections of the Building Code.**

- v. **When installed on threshold buildings, structural glazing systems, shall be inspected by the owner at 6 months intervals for the first year after completion of the installation. The purpose of the inspection shall be to determine the structural condition and adhesive capacity of the silicone sealant. Subsequent inspections shall be performed at least once every 5 years at regular intervals for structurally glazed curtain wall systems installed on threshold buildings.**

**SECTION 3.** Any provisions of the Code of Ordinances of the City of Marathon, Florida or Ordinances or parts of Ordinances that are in conflict with the provisions of this Ordinance are hereby repealed.

**SECTION 4.** The provisions of this Ordinance are declared to be severable and if any section, sentence, clause or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, or phrases of this Ordinance, but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

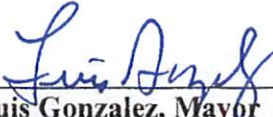
**SECTION 5.** It is the intention of the City Council and it is hereby ordained that the provisions of this Ordinance shall become and be made part of the Marathon Code, that sections of this Ordinance may be renumbered or re-lettered to accomplish such intentions, and that the "Ordinance" shall be changed to "Section" or other appropriate word.

**SECTION 6.** The 17-year inspection period contained in subsection 6-95(c)(ii)(3) shall commence from the date of the certificate of occupancy issued for the structure and not 17 years from the adoption of this Ordinance.

**SECTION 7.** This Ordinance shall become effective immediately upon approval.

ENACTED BY THE CITY COUNCIL OF THE CITY OF MARATHON,  
FLORIDA, THIS 14<sup>th</sup> DAY OF SEPTEMBER, 2021.

THE CITY OF MARATHON, FLORIDA

  
\_\_\_\_\_  
Luis Gonzalez, Mayor

AYES: Senmartin, Bartus, Cook, Zieg, Gonzalez  
NOES: None  
ABSENT: None  
ABSTAIN: None

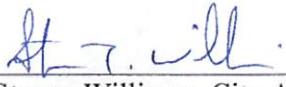
ATTEST:

  
\_\_\_\_\_

Diane Clavier, City Clerk

(City Seal)

APPROVED AS TO FORM AND LEGALITY FOR THE USE AND RELIANCE OF THE  
CITY OF MARATHON, FLORIDA ONLY:

  
\_\_\_\_\_

Steven Williams, City Attorney





# CITY OF MARATHON, FLORIDA

9805 Overseas Highway, Marathon, Florida 33050  
Phone: (305) 743-0033 Fax: (305) 743-3667

## MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING STRUCTURAL RECERTIFICATION

### INSPECTION COMMENCED

Date: \_\_\_\_\_

### INSPECTION COMPLETED

Date: \_\_\_\_\_

INSPECTION MADE BY: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

\_\_\_\_\_

### 1. DESCRIPTION OF STRUCTURE

a. Name on Title:

b. Street Address:

c. Legal Description:

d. Owner's Name:

e. Owner's Mailing Address:

f. Folio Number of Property on which Building is Located:

g. Building Code Occupancy Classification:

h. Present Use:

i. General Description:

Addition Comments:

j. Additions to original structure:

**2. PRESENT CONDITION OF STRUCTURE**

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

- 1. Bulging
- 2. Settlement
- 3. Deflections
- 4. Expansion
- 5. Contraction

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

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

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.

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

f. Previous patching or repairs

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

### 3. INSPECTIONS

a. Date of notice of required inspection

b. Date(s) of actual inspection

c. Name and qualifications of individual submitting report:

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

e. Structural repair-note appropriate line:

1. None required

2. Required (describe and indicate acceptance)

### 4. SUPPORTING DATA

a. \_\_\_\_\_ sheet written data

b. \_\_\_\_\_ photographs

c. \_\_\_\_\_ drawings or sketches

<b>5. MASONRY BEARING WALL = Indicate good, fair, poor on appropriate lines:</b>
a. Concrete masonry units
b. Clay tile or terra cotta units
c. Reinforced concrete tie columns
d. Reinforced concrete tie beams
e. Lintel
f. Other type bond beams
g. Masonry finishes -exterior
1. Stucco
2. Veneer
3. Paint only
4. Other (describe)
h. Masonry finishes - interior
1. Vapor barrier
2. Furring and plaster
3. Paneling
4. Paint only
5. Other (describe)
i. Cracks
1. Location – note beams, columns, other
2. Description
j. Spalling
1. Location – note beams, columns, other
2. Description
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
I. Samples chipped out for examination in spall areas:
1. No
2. Yes – describe color, texture, aggregate, general quality

<b>6. FLOOR AND ROOF SYSTEM</b>
a. Roof
1. Describe (flat, slope, type roofing, type roof deck, condition)
2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of support:
3. Note types of drains and scuppers and condition:
b. Floor system(s)
1. Describe (type of system framing, material, spans, 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.

<b>7. STEEL FRAMING SYSTEM</b>
a. Description

b. Exposed Steel- describe condition of paint and degree of corrosion
c. Concrete or other fireproofing – note any cracking or spalling and note where any covering was removed for inspection
d. Elevator sheave beams and connections, and machine floor beams – note condition:

<b>8. CONCRETE FRAMING SYSTEM</b>
a. Full description of structural system
b. Cracking
1. Not significant
2. Location and description of members affected and type cracking
c. General 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. Samples chipped out in spall areas:
1. No
2. Yes, describe color, texture, aggregate, general quality:

<b>9. WINDOWS</b>
a. Type (Wood, steel, aluminum, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other)
b. Anchorage- type and condition of fasteners and latches
c. Sealant – type of condition of perimeter sealant and at mullions:
d. Interiors seals – type and condition at operable vents
e. General condition:

<b>10. WOOD FRAMING</b>
a. Type – fully describe if mill construction, light construction, major spans, trusses:
b. Note metal fitting i.e., angles, plates, bolts, split pintles, other, and note condition:
c. Joints – note if well fitted and still closed:
d. Drainage – note accumulations of moisture
e. Ventilation – note any concealed spaces not ventilated:
f. Note any concealed spaces opened for inspection:



# CITY OF MARATHON, FLORIDA

9805 Overseas Highway, Marathon, Florida 33050  
Phone: (305) 743-0033 Fax: (305) 743-3667

## MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING ELECTRICAL RECERTIFICATION

**INSPECTION COMMENCED**

Date: \_\_\_\_\_

INSPECTION MADE BY: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

**INSPECTION COMPLETED**

Date: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

**DESCRIPTION OF STRUCTURE**

a. Name on Title:

b. Street Address:

c. Legal Description:

d. Owner's Name:

e. Owner's Mailing Address:

f. Folio Number of Property on which Building is Located:

g. Building Code Occupancy Classification:

h. Present Use:

i. General Description, Type of Construction, Size, Number of Stories, and Special Features

Additional Comments:



**MINIMUM GUIDELINES AND INFORMATION FOR RECERTIFICATION OF ELECTRICAL SYSTEMS OF FORTY (40) YEAR STRUCTURES**

**1. ELECTRIC SERVICE**

1. Size:            Amperage            (        )        Fuses            (        )        Breakers            (        )  
2. Phase:            Three Phase            (        )        Single Phase            (        )  
3. Condition:        Good            (        )        Fair            (        )        Needs Repair            (        )

Comments:

**2. METER AND ELECTRIC ROOM**

1. Clearances:            Good (        )        Fair (        )        Requires Correction            (        )

Comments:

**3. GUTTERS**

Location: Go            od            (        )        Requires Repair            (        )  
Taps and Fill:        Good            (        )        Requires Repair            (        )

Comments:

#### 4. ELECTRICAL PANELS

Location:                      Good        (        )        Needs Repair        (        )

1. Panel #(        )

                                    Good        (        )        Needs Repair        (        )

2. Panel #(        )

                                    Good        (        )        Needs Repair        (        )

3. Panel #(        )

                                    Good        (        )        Needs Repair        (        )

4. Panel #(        )

                                    Good        (        )        Needs Repair        (        )

5. Panel #(        )

                                    Good        (        )        Needs Repair        (        )

Comments:


#### 5. BRANCH CIRCUITS:

1. Identified:                      Yes        (        )        Must be identified (        )

2. Conductors:                      Good        (        )        Deteriorated        (        )        Must be replaced (        )

Comments:


**6. GROUNDING SERVICE:**

Good ( ) Repairs Required ( )

Comments:

**7. GROUNDING OF EQUIPMENT:**

Good ( ) Repairs Required ( )

Comments:

**8. SERVICE CONDUITS/RACEWAYS:**

Good ( ) Repairs Required ( )

Comments:

**9. SERVICE CONDUCTOR AND CABLES:**

Good ( ) Repairs Required ( )

Comments:

**10. TYPES OF WIRING METHODS:**

Conduit Raceways:	Good	( )	Repairs Required	( )
Conduit PVC:	Good	( )	Repairs Required	( )
NM Cable:	Good	( )	Repairs Required	( )
BX Cable:	Good	( )	Repairs Required	( )

**11. FEEDER CONDUCTORS:**

Good ( ) Repairs Required ( )

Comments:


**12. EMERGENCY LIGHTING:**

Good ( ) Repairs Required ( )

Comments:


**13. BUILDING EGRESS ILLUMINATION:**

Good ( ) Repairs Required ( )

Comments:


**14. FIRE ALARM SYSTEM:**

Good ( ) Repairs Required ( )

Comments:

**15. SMOKE DETECTORS:**

Good ( ) Repairs Required ( )

Comments:

**16. EXIT LIGHTS:**

Good ( ) Repairs Required ( )

Comments:

**17. EMERGENCY GENERATOR:**

Good ( ) Repairs Required ( )

Comments:

**18. WIRING IN OPEN OR UNDER COVER PARKING GARAGE AREAS:**

Require Additional

Go od ( ) Repairs Required ( )

Comments:


**19. OPEN OR UNDERCOVER PARKING GARAGE AREAS AND EGRESS ILLUMINATION:**

Require Additional

Go od ( ) Repairs Required ( )

Comments:


**20. SWIMMING POOL WIRING:**

Go od ( ) Repairs Required ( )

Comments:


**21. WIRING TO MECHANICAL EQUIPMENT:**

Go od ( ) Repairs Required ( )

Comments: