

Engineer Study Checklist

Roof

Load Bearing Walls and other primary structure members

Floor

Foundation

Fireproofing and fire protection systems

Plumbing

Electrical Systems

Waterproofing & Exterior Paint

Windows

Any other items requiring repair/ replacement that exceeds \$10K and the failure to replace or maintain negatively affects the above items as determined by the engineer/architect.

Structural Integrity Reserve Study

What is a “Structural Integrity Reserve Study”?

"Structural integrity reserve study" means a study of the reserve funds required for future major repairs and replacement of the common areas based on a visual inspection of the common areas. A structural integrity reserve study may be performed by any person qualified to perform such study. However, the visual inspection portion of the structural integrity reserve study must be performed by an engineer licensed under chapter or an architect licensed under chapter 481. At a minimum, a structural integrity reserve study must identify the common areas being visually inspected, state the estimated remaining useful life and the estimated replacement cost or deferred maintenance expense of the common areas being visually inspected, and provide a recommended annual reserve amount that achieves the estimated replacement cost or deferred maintenance expense of each common area being visually inspected by the end of the estimated remaining useful life of each common area.

Who Needs a Structural Integrity Reserve Study?

An association must have a structural integrity reserve study completed at least every 10 years after the condominium's creation for each building on the condominium property that is three stories or higher in height which includes, at a minimum, a study of the following items as related to the structural integrity and safety of the building: a. Roof. b. Load-bearing walls or other primary structural members. c. Floor. d. Foundation. e. Fireproofing and fire protection systems. f. Plumbing. g. Electrical systems. h. Waterproofing and exterior painting. i. Windows. j. Any other item that has a deferred maintenance expense or replacement cost that exceeds \$10,000 and the failure to replace or maintain such item negatively affects the items listed in subparagraphs a.-i., as determined by the licensed engineer or architect performing the visual inspection portion of the structural integrity reserve study.

Before a developer turns over control of an association to unit owners other than the developer, the developer must have a structural integrity reserve study completed for each building on the condominium property that is three stories or higher in

Associations existing on or before July 1, 2022, which are controlled by unit owners other than the developer, must have a structural integrity reserve study completed by December 31, 2024, for each building on the condominium property that is three stories or higher in height.

If an association fails to complete a structural integrity reserve study pursuant to this paragraph, such failure is a breach of an officer's and director's fiduciary relationship to the unit owners under s. 718.111(1). 1061 (h)

Congratulations! You are on the way to being compliant with the Florida State Statute!

The following is a list of “must have's” for your Reserve Analyst to perform this study:

1. Engineering Study containing the components listed in the statute (see list attached)
2. Financials for the Association. Information needed is as follows:
 - a. Reserve account balance for the beginning of the report year.
 - b. Contribution amount (annual, quarterly, or monthly) for the year before the report year
 - c. Any interest the reserve account may accrue.
 - d. Any special assessments planned or current.
 - e. Line item amounts for each component (if applicable)
 - f. List of buildings in the association that qualify for the study and year built for each building.

The Process

Once all the information is received, the analyst can begin the report. There are 2 types of reports available:

1. Budgeting Reserve study with Structural Integrity Reserve Study (two reports)

A financial and budgeting study containing the non structural reserve components based on the designated funding method *and* a SIRS showing all statutory components based on component /full funding method.

2. Structural Integrity Reserve Study (one report)

An SIRS showing all statutory components based on component /full funding method over a 30-50 year span.

This process once information is received takes approximately 20-45 days.

If you are interested in either one of these, please give us a call to schedule yours today!

386-202-5596 or www.expertreserveservices.com

Thank you for choosing Expert Reserve Services.

Sincerely,

Anastasia Kolodzik

PRA, CAM

