



CITY OF NORTH
MIAMI BEACH

JUL 02 2021

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01/11/2021

CITY OF NORTH MIAMI BEACH
Building Department

RE: Recertification of building---40 years old or older

Property Address: **2025 NE 164 ST NORTH MIAMI BEACH, FL 33162**

Folio No. : **07-2216-031-0001 (REFERENCE)**

Su-division name: **CRESTVIEW TOWERS CONDO**

Dear Building Official:

I, Roberto Barreiro, P.E. with registration in the State of Florida, having performed the required inspection (structural and electrical) on the above referenced building on January 11, 2021, hereby attest to the best of my knowledge, belief and professional judgment, that based on the conditions observed on the date of the inspection, the subject building is:

- Structurally no safe for the specified use for continued occupancy.
- Electrically no safe for the specified use for continued occupancy.

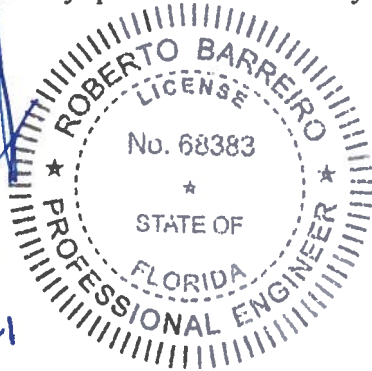
Destructive tests were not performed.

The inspection report contains ELEVEN (11) sheets written data including this one, all of them signed and sealed.

Should you have any questions or need any additional information, please do not hesitate to contact me.

Sincerely,

[Handwritten signature]
01/11/21



Roberto Barreiro, P.E.
License No. 68383

B&A Engineering Services
Certificate of Authorization License #30933
15053 SW 57th Street
Miami, Florida 33193
TEL: 786.473.5813
EMAIL: rbarreiro.pe@gmail.com

**CERTIFICATION OF COMPLIANCE WITH PARKING LOT ILLUMINATION
STANDARDS IN CHAPTER 8C OF THE CODE OF MIAMI-DADE COUNTY**

Date: 01/11/2021

RE: Case No.: _____ Folio: 07-2216-031-0001

Property Address: 2025 NE 164 ST NORTH MIAMI BEACH, FL 33162

Building Description: Ten story, slab on grade foundation, CBS walls, flat roof

1. I am a Florida registered professional engineer or architect with an active license.
2. On 01/11, 2021, at 7:00 pm, I measured the level of illumination in the parking lot (s) serving the above referenced building.
3. Maximum 3.05 foot candle per SF, Minimum 0 foot candle per SF, Minimum to Maximum ratio 0:3.05, foot candle 0.26 average per SF.
4. The level of illumination provided in the parking lot (s) meets / does not meet the minimum standards for the occupancy classification of the building as established in Section 8C-3 of the Code of Miami-Dade County.

01/11/21
Signature and Seal
of Architect or Engineer

ROBERTO BARREIRO, P.E.
(Print Name)

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**CERTIFICATION OF COMPLIANCE WITH PARKING LOT GUARDRAILS
REQUIREMENTS IN CHAPTER 8C OF THE CODE OF MIAMI-DADE COUNTY**

DATE: 01/11/2021

RE: Case No.: _____ Follo: 07-2216-031-0001

Property Address: 2025 NE 164 ST NORTH MIAMI BEACH, FL 33162

Owner Name: CRESTVIEW TOWERS CONDO

Building Description: Ten story, slab on grade foundation, CBS walls, flat roof

The undersigned states the following:

I am a Florida registered professional engineer or architect with active license.

On the above referenced date, I inspected the parking lot(s) servicing the above referenced building for compliance with Section 8C-6 and determined the following (check one)

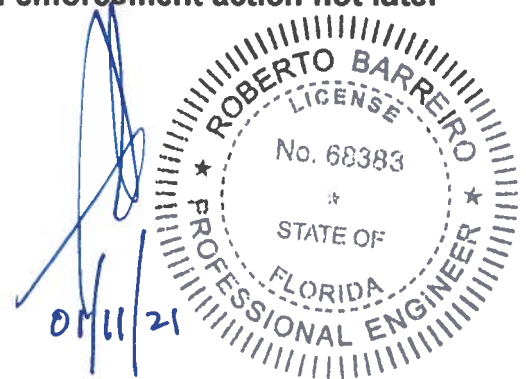
The parking lot(s) is NOT adjacent to or abutting a canal, lake or other body of water.

The parking lot(s) is adjacent to or abutting a canal, lake or other body of water and parked vehicles are protected by a guardrail that complies with section 8C-6 of the Miami Dade County.

The parking lot(s) is adjacent to or abutting a canal, lake or other body of water and parked vehicles are NOT protected by a guardrail that complies with section 8C-6 of the Miami Dade County. I have advised the property owner that he/she must obtain a permit for the installation of a guardrail and obtain all required inspection approvals to avoid enforcement action not later than _____.

Engineer: ROBERTO BARREIRO

License No.: 68383




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MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING'S STRUCTURAL RECERTIFICATION

CITY OF NORTH MIAMI BEACH, FLORIDA	BUILDING DEPARTMENT
INSPECTION COMMENCED DATE: 08/12/2020 INSPECTION COMPLETED DATE: 01/11/2021	INSPECTION MADE BY SIGNATURE:  PRINT NAME: PATRICIA B. FELDT PH:786-473-0601 TITLE: PROFESSIONAL ENGINEER ADDRESS: 13875 SW 80 ST MIAMI, FL 33186

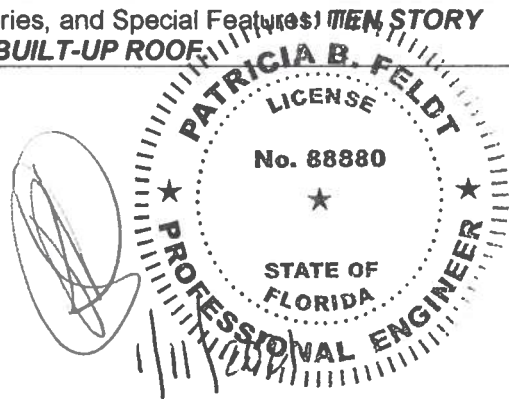
1. DESCRIPTION OF STRUCTURE
a. Name of Title: CRESTVIEW TOWERS CONDO b. Street Address: 2025 NE 164 ST NORTH MIAMI BEACH, FL 33162 Legal Description: CRESTVIEW TOWERS CONDO 16 52 42 1.74 AC M/L PB 47-46 2ND AMD PLAT OF 1ST ADDN TO FULFORD W1/2 TR C LESS BEG 292.26FTE & 100FTS OF NW COR TR C S93.45FT W22FT N 59 DEG 02 MIN 38 SEC W16FT S 30 DEG 57 MIN 22 SEC W11FT N 59 DEG 02 MIN 33 SEC W83.64FT N63.14FT E17FT S10FT E22FT N10FT E51FT S10FT E22.17FT TO POB c. DEG 02 MIN 38 SEC W16FT S 30 DEG 57 MIN 22 SEC W11FT N 59 DEG 02 MIN 33 SEC W83.64FT N63.14FT E17FT S10FT E22FT N10FT E51FT S10FT E22.17FT TO POB d. Owner's Name: CRESTVIEW TOWERS CONDO e. Owner's Mailing Address: 2025 NE 164 ST NORTH MIAMI BEACH, FL 33162--MANAGEMENT OFFICE f. Building Official Folio Number: 07-2216-031-0001 (REFERENCE) g. Building Code Occupancy Classification: RESIDENTIAL GROUP R-2 h. Present Use: 156-UNITS APARTMENT CONDO i. General Description, Type of Construction, Size, Number of Stories, and Special Features: TEN STORY BUILDING, SLAB ON GRADE FOUNDATION, CBS WALLS, BUILT-UP ROOF

Additions to original structure: **NO**

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MIAMI BEACH

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2. PRESENT CONDITION OF STRUCTURE

- a. General alignment (not good, fair, poor, explain if significant)
1. Bulging **FAIR**
 2. Settlement **FAIR**
 3. Defections **FAIR**
 4. Expansion **FAIR**
 5. Contraction **FAIR**
- b. Portion showing distress (Note, beams, columns, structural walls, floors, roofs, other): **BEAMS, COLUMNS, SILLS, LINTELS, WALLS, BALCONY SLABS, AND OTHER. Refer To 3.e.2.**
- c. Surface conditions – describe general conditions of finishes, noting cracking, spalling, peeling, signs of moisture penetration & stains. **POOR CONDITION: CRACKS AND SPALLS FOUND THROUGHOUT. SIGNS OF MOISTURE AT BALCONY SLABS, WALLS AND OTHER STRUCTURAL FEATURES (TYP).**
- d. Cracks – note location in significant members. Identify crack size as HAIRLINE if barely dissemble: FINE if less than 1 mm in width; MEDIUM if between 1 and 2 mm in width; WIDE if over 2mm: **CRACKS OBSERVED.**
- e. General extent of deterioration – cracking or spalling of concrete or masonry; oxidation of metals, rot or borer attack in wood. **SPALLED CONCRETE AND REBAR CORROSION OBSERVED.**
- f. Previous patching or repairs: **SOME PREVIOUS REPAIRS WERE VISIBLE.**
- g. Nature of present loading, indicate residential, commercial, other estimate magnitude. **RESIDENTIAL**

3. INSPECTION

- a. Date of notice of required inspection: **2020**
- b. Date(s) of actual inspection: **01/11/2021**
- c. Name and qualification of individual submitting inspection report: **PATRICIA B. FELDT, P.E.**
- d. Description of any laboratory or other formal testing, if required, rather than manual or visual procedures **NONE**
- e. Structural repair note appropriate line:
1. None required ()
 2. Required (describe and indicate acceptance) (X) – **SPALLING AT CONCRETE LINTELS AND SILL; OVERHEAD SPALLS AT CONCRETE BEAMS; SPALLING AT CONCRETE COLUMNS; SPALLING AT ENTRYWAY AND PORTE-COCHERE; OVERHEAD SLAB SPALLING AT GARAGE; SPALLING CONCRETE AT BALCONY SLAB; SPALLING CONCRETE AT MECHANICAL ROOM (ROOF); SPALLING CONCRETE AT ALL EMERGENCY STAIRWELLS (BEAMS, COLUMNS, LANDINGS); CORRODED STEEL STAIR MEMBERS AT EMERGENCY STAIRWELLS, CORRODED STEEL BASE FOR ROOF EQUIPMENT.**

4. SUPPORTING DATA

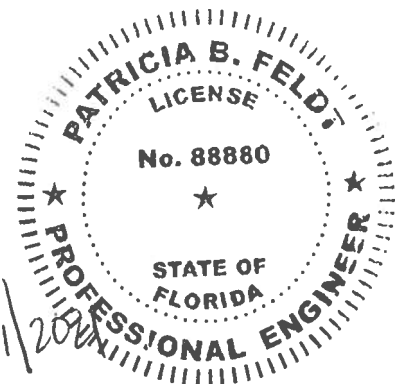
- a. **4** sheet written data
- b. **0** photographs
- c. **0** drawings or sketches

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5. MASONRY BEARING WALL = Indicate good, fair, poor on appropriate lines:

- a. Concrete masonry units **POOR: CRACKED AND SPALLED AT SEVERAL LOCATIONS.**
- b. Clay tile or terracota units **N/A**
- c. Reinforced concrete tie columns **POOR: CRACKED AND SPALLED AT SEVERAL LOCATIONS.**
- d. Reinforced concrete tie beams **POOR: CRACKED AND SPALLED AT SEVERAL LOCATIONS.**
- e. Lintel **POOR: CRACKED AND SPALLED AT SEVERAL LOCATIONS.**
- f. Other type bond beams
- g. Masonry finishes - exterior
 - 1. Stucco **POOR: CRACKED AND SPALLED AT SEVERAL LOCATIONS.**
 - 2. Veneer **N/A**
 - 3. Paint only **N/A**
 - 4. Other(describe) **N/A**
- h. Masonry finishes - interior
 - 1. Vapor barrier **N/A**
 - 2. Purring and plaster **FAIR**
 - 3. Paneling **N/A**
 - 4. Paint only **N/A**
 - 5. Other (describe) **N/A**
- i. Cracks:
 - 1. Location - note beams, columns, other: **BEAMS, COLUMNS, SLABS, WALLS, SILLS AND LINTELS (TYP).**
 - 2. Description: **N/A**
- j. Spalling:
 - 1. Location - note beams, columns, other: **SPALLING AT BEAMS, COLUMNS, SLABS, SILLS AND LINTELS (TYP).**
 - 2. Description: **N/A**
- 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 (X)
- l. Samples chipped out for examination in spall areas:
 - 1. No (X)
 - 2. Yes - describe color texture, aggregate, general quality

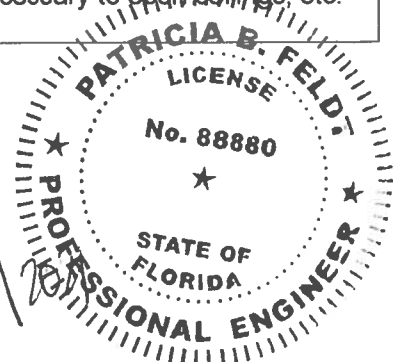
6. FLOOR AND ROOF SYSTEM

- a. Roof:
 - 1. Describe (flat, slope, type roofing, type roof deck, condition): **FLAT CONCRETE SLAB ROOF DECK WITH WATERPROOFING MEMBRANE. FAIR CONDITION**
 - 2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of Support: **COOLING TOWER SUPPORT STEEL STRUCTURE NEEDS REPAIR AND MAINTENANCE.**
 - 3. Note types of drains and scupper and conditioning cooling towers, air condition: **N/A.**
- b. Floor systems(s)
 - 1. Describe (type of system framing, material, spans, condition): **CONCRETE SLAB ON GRADE. 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. **N/A**

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7. STEEL FRAMING SYSTEM - AT EMERGENCY STAIRWELLS (4)

- a. Description – **PREFAB STEEL STAIRS AND LANDINGS WITH CONCRETE TOPPING SLAB.**
- b. Exposed Steel - describe condition of paint & degree of corrosion: **FAIR AMOUNT OF CORROSION (TYP. THROUGHOUT)**
- c. Concrete or other fireproofing – note any cracking or spalling, and note where any covering was removed for inspection: **SPALLING AND CRACKS AT INTERIOR WALLS, COLUMNS, BEAMS AND LANDINGS**
- d. Elevator sheave beams & connections, and machine floor beams – note condition: **FAIR**

8. CONCRETE FRAMING SYSTEM

- a. Full description of structural system: **CBS WALLS, CONCRETE SLAB ON GRADE, BEAMS, TIE BEAMS, COLUMNS, TIE COLUMNS, PREFAB CONCRETE JOIST.**
- b. Cracking
 - 1. Not significant ()
 - 2. Location and description of members affected and type cracking: **CRACKS AT BEAMS, COLUMNS, SILLS, LINTELS, WALLS, BALCONY SLABS, AND CONCRETE JOISTS. (TYP. THROUGHOUT)**
- c. General condition: **FAIR CONDITION.**
- d. Rebar corrosion - check appropriate line:
 - 1. Non visible ()
 - 2. Location and description of members affected and type cracking: **SPALLED BALCONY SLABS, COLUMNS, BEAMS, SILLS, AND LINTELS. (SEE xx)**
 - 3. Significant but patching will suffice
 - 4. Significant - structural repairs required: **STRUCTURAL REPAIRS WILL BE REQUIRED.**
- e. Samples chipped out in spall areas:
 - 1. No. (X)
 - 2. Yes, describe color, texture, aggregate. general quality:

9. WINDOWS

- a. Type (Wood, steel, aluminum, jalousie, single hung, double hung, casement, awning, pivoted, Fixed, other): **ALUMINUM AND GLASS SINGLE HUNG TYPE WINDOWS. FAIR CONDITION.**
- b. Anchorage – type & condition of fasteners and latches: **METAL SCREWS. FAIR CONDITION.**
- c. Sealant – type of condition of perimeter sealant & at mullions: **SILICONE CAULKING. FAIR CONDITION.**
- d. Interiors seals – type & condition at operable vents: **N/A**

10. WOOD FRAMING – N/A

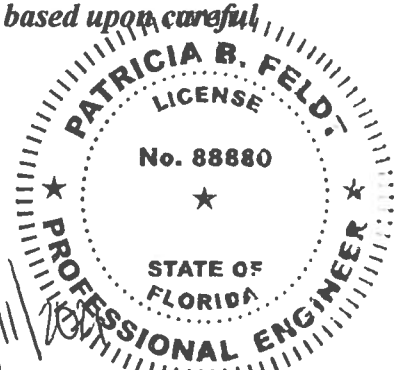
- a. Type – fully describe if mill construction, light construction, major spans, trusses:
- b. Note metal fitting i.e., angles, plates, bolts, split pintles, pintles, other, and note condition: **N/A**
- c. Joints – note if well fitted and still closed: **N/A**
- d. Drainage – note accumulations of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

As a routine matter, in order to avoid possible misunderstanding, nothing in this report should be construed directly or indirectly as a guarantee for any portion of the structure. To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the building based upon careful evaluation of observed conditions, to the extent reasonably possible.

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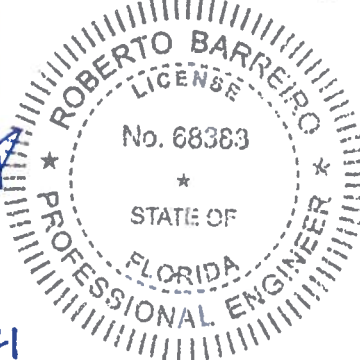
MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING'S ELECTRICAL RECERTIFICATION

CITY OF NORTH MIAMI BEACH, FLORIDA	BUILDING DEPARTMENT
INSPECTION COMMENCED	INSPECTION MADE BY _____
DATE: 08/12/2020	SIGNATURE: _____
INSPECTION COMPLETED	PRINT NAME: ROBERTO BARREIRO PH:786-473-5813
DATE: 01/11/2021	TITLE: PROFESSIONAL ENGINEER
	ADDRESS: 15053 SW 57 ST MIAMI, FL 33193
<p>a. Name of Title: CRESTVIEW TOWERS CONDO</p> <p>b. Street Address: 2025 NE 164 ST NORTH MIAMI BEACH, FL 33162</p> <p>Legal Description: CRESTVIEW TOWERS CONDO 16 52 42 1.74 AC M/L PB 47-46 2ND AMD PLAT OF 1ST ADDN TO FULFORD W1/2 TR C LESS BEG 292.26FTE & 100FTS OF NW COR TR C S93.45FT W22FT N 59 DEG 02 MIN 38 SEC W16FT S 30 DEG 57 MIN 22 SEC W11FT N 59 DEG 02 MIN 33 SEC W83.64FT N63.14FT E17FT S10FT E22FT N10FT E51FT S10FT E22.17FT TO PO</p> <p>c. Owners Name: CRESTVIEW TOWERS CONDO</p> <p>d. Owner's Mailing Address: 2025 NE 164 ST NORTH MIAMI BEACH, FL 33162—MANAGEMENT OFFICE</p> <p>e. Building Official Folio Number: 07-2216-031-0001 (REFERENCE)</p> <p>f. Building Code Occupancy Classification: RESIDENTIAL GROUP R-2</p> <p>g. Present Use: 156-UNITS APARTMENT CONDO</p> <p>h. General Description, Type of Construction, Size, Number of Stories, and Special Features: TEN STORY BUILDING, SLAB ON GRADE FOUNDATION, CBS WALLS, BUILT-UP ROOF.</p> <p>i. Additional Comment: NONE.</p>	

1. ELECTRIC SERVICE					
1. Size	MAIN AT FIRST FLOOR—	Amperage	(2500)	Fuses	(X)
2. Phase			()	Three Phase	(X)
3. Condition:	Good	()	Fair	(X)	Needs Repair ()
4. Comments: NONE.					

2. METER AND ELECTRIC ROOM					
1. Clearance	Good	()	Fair	()	Requires Correction (X)

2. Comments: **METER ROOMS ARE LOCATED ON SECOND, FIFTH, SEVENTH AND EIGHTH FLOORS. FIRE STOPPING REQUIRED IN SOME OPENINGS OF ELECTRICAL AND METER ROOMS.**



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3. GUTTERS

1. Location:	Good	(X)	Requires Repair	()
2. Taps and Fill:	Good	(X)	Requires Repair	()
3. Comments: NONE.				

4. ELECTRICAL PANELS

1. Panel # EM; H1	Location: ELECTRICAL ROOM AT FIRST FLOOR	Good	(X)	Needs Repair	()
2. Panel # H2	Location: ELECTRICAL ROOM AT SECOND FLOOR	Good	(X)	Needs Repair	()
3. Panel # H3	Location: ELECTRICAL ROOM AT FIFTH FLOOR	Good	()	Needs Repair	(X)
4. Panel # PUMP	Location: PUMP ROOM AT ROOF	Good	(X)	Needs Repair	()
5. Panel # POOL	Location: POOL EQUIPMENT ROOM	Good	(X)	Needs Repair	()
6. Panel # 1-156	Location: INSIDE UNIT 1 TO 156 RESPECTIVELY	Good	()	Needs Repair	(X)

6. Comments: **OPEN SPACES IN PANEL H3 MUST BE COVERED. PANEL OF UNIT #214 SHOWS SIGNS OF DETERIORATION CAUSED BY WATER INTRUSION AND IT MUST BE REPLACED.**

5. BRANCH CIRCUITS

1. Identified:	Yes	(X)	Must be identified	()
2. Conductors:	Good (X)	Deteriorated ()	Must be replaced	()

3. Comments: **HIGHLY RECOMMENDED INSTALLATION OF GFCI RECEPTACLES IN KITCHEN AND BATHROOMS OF RESIDENTIAL UNITS.**

6. GROUNDING OF SERVICE

Condition:	Good	(X)	Repairs Required	()
Comments: NONE.				

7. GROUNDING OF EQUIPMENT

Condition:	Good	(X)	Repairs Required	()
Comments: NONE.				

8. SERVICE CONDUITS/RACEWAYS

Condition:	Good	(X)	Repairs Required	()
Comments: NONE.				

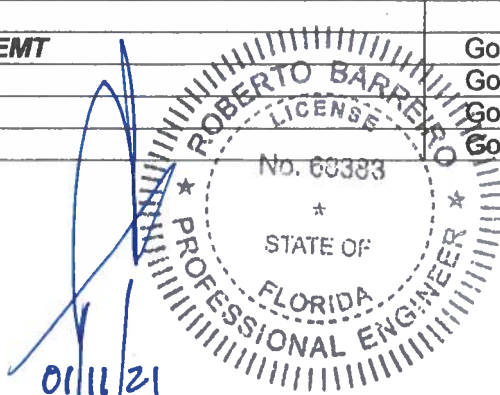
9. SERVICE CONDUCTORS AND CABLES

Condition:	Good	(X)	Repairs Required	()
Comments: NONE.				

10. TYPES OF WIRING METHODS

Condition:	Good	(X)	Repairs Required	()
Conduit Raceways: RMC, EMT	Good	()	Repairs Required	()
Conduit PVC:	Good	()	Repairs Required	()
NM Cable	Good	()	Repairs Required	()
BX Cable	Good	()	Repairs Required	()

Comments: **NONE.**



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11. FEEDER CONDUCTORS				
Condition:	Good	(X)	Repairs Required	()
Comments: <i>NONE.</i>				

12. EMERGENCY LIGHTING				
Condition:	Good	()	Repairs Required	(X)
Comments: <i>EMERGENCY LIGHTING OF HALLWAYS AND COMMON AREAS IS PROVIDED BY EMERGENCY GENERATOR. AT THE TIME OF THE INSPECTION GENERATOR IS OUT OF ORDER AND IT MUST BE REPLACED OR REPAIRED. SOME EMERGENCY LIGHTS INSTALLED IN EMERGENCY STAIRS WERE NOT WORKING PROPERLY.</i>				

13. BUILDING EGRESS ILLUMINATION				
Condition:	Good	(X)	Repairs Required	()
Comments: <i>NONE.</i>				

14. FIRE ALARM SYSTEM				
Condition:	Good	()	Repairs Required	(X)
Comments: <i>REPLACEMENT OF FIRE ALARM SYSTEM IS IN PROGRESS. A NEW "FIRE-LITE MS 9200 UDLS" IS BEING INTALLED.</i>				

15. SMOKE DETECTORS				
Condition:	Good	()	Repairs Required	(X)
Comments: <i>SOME SMOKE DETECTORS INSTALLED INSIDE RESIDENTIAL UNITS WERE NOT FUNCTIONING AT THE TIME OF THE INSPECTION.</i>				

16. EXIT LIGHTS				
Condition:	Good	()	Repairs Required	(X)
Comments: <i>SOME EXIT LIGHTS INSTALLED IN HALLWAYS AND COMMON AREAS HAVE THE BATTERY EXHAUSTED.</i>				

17. EMERGENCY GENERATOR				
Condition:	Good	()	Repairs Required	(X)
Comments: <i>EMERGENCY GENERATOR FEEDING ILLUMINATION OF COMMON AREAS AND ELEVATORS IS OUT OF ORDER AND MUST BE REPLACED OR REPAIRED.</i>				

18. WIRING IN OPEN OR UNDERCOVER PARKING GARAGE AREAS				
Condition:	Good	(X)	Repairs Required	()
Comments: <i>NONE.</i>				

19. OPEN OR UNDERCOVER PARKING SURFACE AND SECURITY LIGHTING				
Condition:	Good	()	Illumination required	(X)
Comments: <i>PARKING ILLUMINATION DOES NOT MEET STANDARDS REQUIRED IN CHAPTER 8C OF THE CODE OF MIAMI DADE COUNTY.</i>				

20. SWIMMING POOL WIRING				
Condition:	Good	(X)	Repairs Required	()
Comments: <i>NONE.</i>				


21. WIRING OF MECHANICAL EQUIPMENT				
Condition:	Good	(X)	Repairs Required	()
Comments: <i>NONE.</i>				

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22. GENERAL ADDITIONAL COMMENTS

As a routine matter, in order to avoid possible misunderstanding, nothing in this report should be construed directly or indirectly as a guarantee for any portion of the structure. To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the building based upon careful evaluation of observed conditions, to the extent reasonably possible.


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ROBERTO BARREIRO
LICENSE
No. 68383
*
STATE OF
FLORIDA
PROFESSIONAL ENGINEER *

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