

4020 Galt Ocean Dr

To Lisbeth

1/29/15  
2 copies used  
No Repairs  
Electrical Passed 5/23/13

City of Fort Lauderdale  
700 NW 19th Avenue, Fort Lauderdale FL 33311

40 Year Building Safety Submittal

\*\*\*\*\* All 40 yr forms must be completed in black ink \*\*\*\*\*

Date: JANUARY 29, 2015 Job Address 4020 GALT OCEAN DRIVE  
FCRT LAUDERDALE, FL 33308  
Permit Type: BRECERT CE12061702 Permit/Process # 12061709

Owner's Name ATLANTIC OCEAN CLUB CCNDO APTS INC Phone # 954-563-2425  
Owner's Address 4020 GALT OCEAN DRIVE City FT LAUDERDALE State FL Zip 33308  
Owner's E-mail Address atlanticoceanclub@aol.com

Description of Work:  40-YEAR-REGERTIFICATION or  ~~40-YEAR-REGERTIFICATION-RECHECK~~ *Bldg Recheck*  
(RECHECK ONLY: Permit numbers for repairs 13052368)  
Job Address 4020 GALT OCEAN DRIVE Present Use CONDOMINIUM  
Subdivision FT LAUDERDALE, FLORIDA 33308 Lot 18 Block 34 Zoning 9319BB  
 Square Feet 587,944

Engineer STANLEY R SWAYSLAND PE Reg. # PE29241 Phone 954-473-0043  
SI1055  
Engineer's Address 2890 MARINA MILE BLVD City State FL Zip 33312  
#114 FT LAUDERDALE  
 Architect Reg. # Phone  
Architect's Address City State Zip

Please make sure your package includes the following with this cover sheet:

- Building Safety Inspection Report Form -- Structural
- Building Safety Inspection Report Form -- Electrical
- Payment of \$300.00, payable by cash, check, Visa or MasterCard

RONALD BIBACE  
NAME OF CONTACT PERSON

954-564-1831  
PHONE NUMBER

JANUARY 29, 2015  
DATE OF SUBMITTAL

Visit us at [http://www.fortlauderdale.gov/building\\_services/index.htm](http://www.fortlauderdale.gov/building_services/index.htm)

40 year questions: Phone# 954-828-6814

**Broward County Building Safety Inspection Form  
ELECTRICAL**

**Building Information**

Building / Structure address 4020 Gault Ocean Drive  
Fort Lauderdale, Florida 33308

Legal description \_\_\_\_\_

Folio Number of Building / Structure \_\_\_\_\_

Owner's name Atlantic Ocean Club Apartments  
Condominium Inc.

Owner's mailing address \_\_\_\_\_

Building Code Occupancy Classification Residential

Type of Construction \_\_\_\_\_

Electrical Installation \_\_\_\_\_

Size (Square footage) Approximately 125,000 sqft

Number of Stories 19

**Inspection Firm**

Inspection Firm or Individual RC Engineering, Inc.

Address 11050 Wiles Rd, Suite 105  
Coral Spring, Florida 33076

Telephone Number (954) 757-7900

Inspection Commencement Date 09-29-11 Inspection Completion Date 05-14-13

Inspection made by David L. Rice

In accordance with Section 109.14 of the Broward County Administrative Provisions of the Florida Building Code and the Broward County Board of Rules and Appeals Policy # 05-05 the required safety inspection has been completed.

No Repairs required

Repairs are required as outlined in the attached inspection report

Certifying Professional Engineer

David L. Rice, P.E.

License #

FL #34343, CA #4755

"I certify that I am qualified to practice in the discipline in which I am hereby certifying."

Signature and Date

05/16/13



As a routine matter, and in order to avoid possible misunderstanding, nothing in this inspection Report Form, attached Minimum Inspection Guideline and our Non-Destructive Observations, should be construed directly, or indirectly, as guaranteed or warranty for any portions of the structure. To the best of my knowledge and ability, this report represents an accurate appraisal of the present conditions of the structure, based upon careful evaluation of observed conditions, to the extent reasonably possible.

APPROVED

-1/5-

BY SD 5/23/13  
ELECTRICAL DIVISION

**A: COMMON AREAS**  
**MINIMUM INSPECTION GUIDELINES FOR**  
**BUILDING SAFETY INSPECTION**

**ELECTRICAL**

- I. Electrical Service:**  
**A.** Size, Amperage, Voltage: 1600 Amp, 277/480V  
**B.** Phase: 3 Phase, 4 Wire  
**C.** Condition: \_\_\_\_\_ Code Compliant ( X ) Requires Repair ( )  
**D.** Comments: \_\_\_\_\_
- 
- II. Meter and Electrical Rooms:**  
**A.** Clearances: \_\_\_\_\_ Code Compliant ( X ) Requires Repair ( )  
**B.** Comments: \_\_\_\_\_
- 
- III. Switchboards/Meter/Motor Control Centers:**  
 \_\_\_\_\_ Code Compliant ( X ) Requires Repair ( )  
 Comments: \_\_\_\_\_
- 
- IV. Grounding:**  
**A.** Service: \_\_\_\_\_ Code Compliant ( X ) Requires Repair ( )  
**B.** Equipment: \_\_\_\_\_ Code Compliant ( X ) Requires Repair ( )  
**C.** Comments: \_\_\_\_\_
- 
- V. Conductors:**  
 \_\_\_\_\_ Code Compliant ( X ) Requires Repair ( )  
 Comments: \_\_\_\_\_
- 
- VI. Auxiliary Gutters/Wireways/Busways:**  
**A.** Location: \_\_\_\_\_ Code Compliant ( X ) Requires Repair ( )  
**B.** Comments: \_\_\_\_\_
- 
- VII. Electrical Panels:**  
**A.** Location: \_\_\_\_\_ Code Compliant ( X ) Requires Repair ( )  
**B.** Clearance: \_\_\_\_\_ Code Compliant ( X ) Requires Repair ( )  
**C.** Identification: \_\_\_\_\_ Code Compliant ( X ) Requires Repair ( )  
**D.** Comments: \_\_\_\_\_
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**A.** Location: \_\_\_\_\_ Code Compliant ( X ) Requires Repair ( )  
**B.** Clearance: \_\_\_\_\_ Code Compliant ( X ) Requires Repair ( )  
**C.** Identification: \_\_\_\_\_ Code Compliant ( X ) Requires Repair ( )  
**D.** Comments: \_\_\_\_\_
-

**B: RESIDENTIAL UNITS(continued)**

- IX. **Branch Circuits:**  
A. Identification: \_\_\_\_\_ Code Compliant ( X ) Requires Repair ( )  
B. Comments: \_\_\_\_\_
- 
- X. **Conduit/Raceways:**  
Code Compliant ( X ) Requires Repair ( )  
Comments: \_\_\_\_\_
- 
- XI. **Low Voltage Wiring Methods:**  
Code Compliant ( X ) Requires Repair ( )  
Comments: \_\_\_\_\_
- 
- XII. **Building Illumination: N/A**  
A. Building Egress: N/A Code Compliant ( ) Requires Repair ( )  
B. Emergency: N/A Code Compliant ( ) Requires Repair ( )  
C. Exit Signs: N/A Code Compliant ( ) Requires Repair ( )  
D. Comments: \_\_\_\_\_
- 
- XIII. **Fire Alarm System: N/A**  
Code Compliant ( X ) Requires Repair ( )  
Comments: \_\_\_\_\_
- 
- XIV. **Smoke Detectors:**  
Code Compliant ( X ) Requires Repair ( )  
Comments: \_\_\_\_\_
- 
- XV. **Generator: N/A**  
A. Emergency: N/A Code Compliant ( ) Requires Repair ( )  
B. Standby/Optional: N/A Code Compliant ( ) Requires Repair ( )  
C. Comments: \_\_\_\_\_
- 
- XVI. **Site Wiring: N/A**  
Code Compliant ( ) Requires Repair ( )  
Comments: N/A
- 
- XVII. **Swimming Pool/Spa Wiring: N/A**  
Code Compliant ( ) Requires Repair ( )  
Comments: N/A
- 
- XVIII. **Wiring to Mechanical Equipment: N/A**  
Code Compliant ( X ) Requires Repair ( )  
Comments: \_\_\_\_\_
- 
- XIX. **General Additional Comments: We inspected 5 residential units**  
\_\_\_\_\_  
\_\_\_\_\_



## **ocean club**

A residential club in the condominium manner

Our File: 20130521 - Elisabeth Malden - City Fort Lauderdale - Cover Electric Inspection.docx  
Page: 1 Of 1

**CERTIFIED MAIL                    7012 292 0000 2414 9993**

Ms. Elisabeth Malden  
Office of Sustainable Development  
700 NW 19<sup>th</sup> Avenue  
Fort Lauderdale Florida 33311

**Re:    40 Year Electrical Inspection  
      Atlantic Ocean Club – 4020 Galt Ocean Drive**

Dear Ms. Malden:

Attached find the 40 year electrical report showing no deficiencies.

With regard to the 40 year concrete work, we have called for bids and they have been received. On April 25 the Association had selected a contractor, Custom Group, to do the project.

The tentative contract has been given to the Association Attorney for his final review. If all goes well we anticipate having a contract signed by the end of next week. The contractor is waiting prepared for an immediate commencement of the work.

The contractor has given us a time frame of thirty weeks to complete the project.

Stanley Swaysland will be acting as our special inspector.

If you need any further information, please contact me at your convenience and I will be happy to provide whatever additional information that you request.

Sincerely

  
H.W. Rogers  
Manager  
Atlantic Ocean Club Condominiums

EB66 4T42 0000 0262 2102

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| Restricted Delivery Fee (Endorsement Required) |                |
| <b>Total Postage &amp; Fees</b>                | <b>\$ 6.92</b> |

Sent To: *Elisabeth Mazden*

Street, Apt. No., or PO Box No.

City, State, ZIP+4

PS Form 3800, August 2006 See Reverse for Instructions



GALT OCEAN POSTAL STORE  
 FORT LAUDERDALE, Florida  
 333489998  
 1158540264 -0097  
 05/21/2013 (800)275-8777 04:21:27 PM

| Product Description                  | Sales Receipt |            | Final Price   |
|--------------------------------------|---------------|------------|---------------|
|                                      | Sale Qty      | Unit Price |               |
| FORT LAUDERDALE FL 33311 Zone-0      |               |            | \$1.32        |
| First-Class Large Env 2.70 oz.       |               |            |               |
| Expected Delivery: Wed 05/22/13      |               |            |               |
| Return Rcpt (Green Card) @ Certified |               |            | \$2.55        |
| Label #: 70122920000024149993        |               |            | \$3.10        |
| Customer Postage                     |               |            | -\$6.97       |
| <b>Subtotal:</b>                     |               |            | <b>\$0.00</b> |

Total: \$0.00

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Bill#: 1000305143173  
 Clerk: 10

**SENDER: COMPLETE THIS SECTION**

1. Article addressed to:  
*Ms. Elisabeth Mazden  
 Office of Sustainable Development  
 700 NW 19th Avenue  
 Fort Lauderdale FL,  
 33311*

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
*Elisabeth Mazden*

B. Received by (Printed Name)  Addressee  
*JL Skewis*

C. Date of Delivery  Yes  
 No

D. Is delivery address different from item's?  Yes  
 No

2. Article Number **7012 2920 0000 2414 9993**  
 (Transfer from service label)

3. Service Type  
 Certified Mail  
 Registered Mail  
 Insured Mail  
 Express Mail  
 C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes

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NEW OPINION COUNTS

Customer Copy

# RC Engineering, Inc.

11050 Wiles Rd. Ste. 105  
Coral Springs, Florida 33076  
Voice #: (954) 757-7900

05-16-2013

Atlantic Ocean Club Apartments  
Condominium Inc.  
4020 Gault Ocean Drive  
Fort Lauderdale, FL 33308

Attention: Ted Rogers  
(954)563-2425

Re: 40 Year Electrical Inspection

Dear Mr. Rogers,

Please see the attached 40 Year Electrical Report. We have signed off on this report with "no repairs required".

If you have any questions please call our office.

Sincerely,



David L. Rice, P.E.  
President

Encl: PDF Report

**Broward County Building Safety Inspection Form  
ELECTRICAL**

**Building Information**

Building / Structure address 4020 Gault Ocean Drive  
Fort Lauderdale, Florida 33308

Legal description \_\_\_\_\_

Folio Number of Building / Structure \_\_\_\_\_

Owner's name Atlantic Ocean Club Apartments  
Condominium Inc.

Owner's mailing address \_\_\_\_\_

Building Code Occupancy Classification Residential

Type of Construction \_\_\_\_\_

Electrical Installation \_\_\_\_\_

Size (Square footage) Approximately 125,000 sqft

Number of Stories 19

**Inspection Firm**

Inspection Firm or Individual RC Engineering, Inc.

Address 11050 Wiles Rd, Suite 105  
Coral Spring, Florida 33076

Telephone Number (954) 757-7900

Inspection Commencement Date 09-29-11 Inspection Completion Date 05-14-13

Inspection made by David L. Rice

**In accordance with Section 109.14 of the Broward County Administrative Provisions of the Florida Building Code and the Broward County Board of Rules and Appeals Policy # 05-05 the required safety inspection has been completed.**

No Repairs required

Repairs are required as outlined in the attached inspection report

Certifying Professional  
Engineer

David L. Rice, P.E.

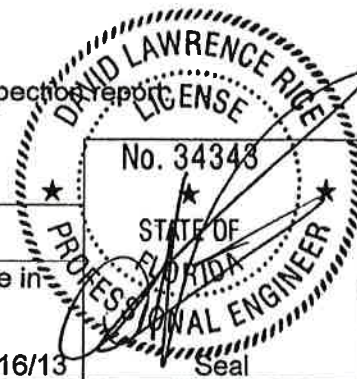
License #

FL #34343, CA #4755

"I certify that I am qualified to practice in the discipline in  
which I am hereby certifying."

Signature and Date

05/16/13



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**A: COMMON AREAS**  
**MINIMUM INSPECTION GUIDELINES FOR**  
**BUILDING SAFETY INSPECTION**  
**ELECTRICAL**

- I. Electrical Service:**  
**A.** Size, Amperage, Voltage: 1600 Amp, 277/480V  
**B.** Phase: 3 Phase, 4 Wire  
**C.** Condition: \_\_\_\_\_ Code Compliant ( X ) Requires Repair ( )  
**D.** Comments: \_\_\_\_\_
- 
- II. Meter and Electrical Rooms:**  
**A.** Clearances: \_\_\_\_\_ Code Compliant ( X ) Requires Repair ( )  
**B.** Comments: \_\_\_\_\_
- 
- III. Switchboards/Meter/Motor Control Centers:**  
 \_\_\_\_\_ Code Compliant ( X ) Requires Repair ( )  
 Comments: \_\_\_\_\_
- 
- IV. Grounding:**  
**A.** Service: \_\_\_\_\_ Code Compliant ( X ) Requires Repair ( )  
**B.** Equipment: \_\_\_\_\_ Code Compliant ( X ) Requires Repair ( )  
**C.** Comments: \_\_\_\_\_
- 
- V. Conductors:**  
 \_\_\_\_\_ Code Compliant ( X ) Requires Repair ( )  
 Comments: \_\_\_\_\_
- 
- VI. Auxiliary Gutters/Wireways/Busways:**  
**A.** Location: \_\_\_\_\_ Code Compliant ( X ) Requires Repair ( )  
**B.** Comments: \_\_\_\_\_
- 
- VII. Electrical Panels:**  
**A.** Location: \_\_\_\_\_ Code Compliant ( X ) Requires Repair ( )  
**B.** Clearance: \_\_\_\_\_ Code Compliant ( X ) Requires Repair ( )  
**C.** Identification: \_\_\_\_\_ Code Compliant ( X ) Requires Repair ( )  
**D.** Comments: \_\_\_\_\_
- 
- VIII. Disconnects:**  
**A.** Location: \_\_\_\_\_ Code Compliant ( X ) Requires Repair ( )  
**B.** Clearance: \_\_\_\_\_ Code Compliant ( X ) Requires Repair ( )  
**C.** Identification: \_\_\_\_\_ Code Compliant ( X ) Requires Repair ( )  
**D.** Comments: \_\_\_\_\_
-

**A: COMMON AREAS(continued)**

- IX. **Branch Circuits:**  
**A.** Identification: \_\_\_\_\_ Code Compliant ( X ) Requires Repair ( )  
**B.** Comments: \_\_\_\_\_
- 
- X. **Conduit/Raceways:**  
Code Compliant ( X ) Requires Repair ( )  
Comments: \_\_\_\_\_
- 
- XI. **Low Voltage Wiring Methods:**  
Code Compliant ( X ) Requires Repair ( )  
Comments: \_\_\_\_\_
- 
- XII. **Building Illumination:**  
**A.** Building Egress: \_\_\_\_\_ Code Compliant ( X ) Requires Repair ( )  
**B.** Emergency: \_\_\_\_\_ Code Compliant ( X ) Requires Repair ( )  
**C.** Exit Signs: \_\_\_\_\_ Code Compliant ( X ) Requires Repair ( )  
**D.** Comments: \_\_\_\_\_
- 
- XIII. **Fire Alarm System:**  
Code Compliant ( X ) Requires Repair ( )  
Comments: \_\_\_\_\_
- 
- XIV. **Smoke Detectors:**  
Code Compliant ( X ) Requires Repair ( )  
Comments: \_\_\_\_\_
- 
- XV. **Generator:**  
**A.** Emergency: \_\_\_\_\_ Code Compliant ( X ) Requires Repair ( )  
**B.** Standby/Optional: N/A Code Compliant ( ) Requires Repair ( )  
**C.** Comments: \_\_\_\_\_
- 
- XVI. **Site Wiring:**  
Code Compliant ( X ) Requires Repair ( )  
Comments: \_\_\_\_\_
- 
- XVII. **Swimming Pool/Spa Wiring:**  
Code Compliant ( X ) Requires Repair ( )  
Comments: \_\_\_\_\_
- 
- XVIII. **Wiring to Mechanical Equipment:**  
Code Compliant ( X ) Requires Repair ( )  
Comments: \_\_\_\_\_
-

**B: RESIDENTIAL UNITS**  
**MINIMUM INSPECTION GUIDELINES FOR**  
**BUILDING SAFETY INSPECTION**  
**ELECTRICAL**

- I. Electrical Service:**  
**A.** Size, Amperage, Voltage: 150 amps to units, 120/240v  
**B.** Phase: 1 Phase, 3 Wire  
**C.** Condition: \_\_\_\_\_ Code Compliant ( X ) Requires Repair ( )  
**D.** Comments: \_\_\_\_\_
- 
- II. Meter and Electrical Rooms:**  
**A.** Clearances: \_\_\_\_\_ Code Compliant ( X ) Requires Repair ( )  
**B.** Comments: \_\_\_\_\_
- 
- III. Switchboards/Meter/Motor Control Centers:**  
 \_\_\_\_\_ Code Compliant ( X ) Requires Repair ( )  
 Comments: \_\_\_\_\_
- 
- IV. Grounding:**  
**A.** Service: \_\_\_\_\_ Code Compliant ( X ) Requires Repair ( )  
**B.** Equipment: \_\_\_\_\_ Code Compliant ( X ) Requires Repair ( )  
**C.** Comments: \_\_\_\_\_
- 
- V. Conductors:**  
 \_\_\_\_\_ Code Compliant ( X ) Requires Repair ( )  
 Comments: Aluminum Wire
- 
- VI. Auxiliary Gutters/Wireways/Busways:**  
**A.** Location: \_\_\_\_\_ Code Compliant ( X ) Requires Repair ( )  
**B.** Comments: \_\_\_\_\_
- 
- VII. Electrical Panels:**  
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**B: RESIDENTIAL UNITS(continued)**

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- 
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Comments: N/A
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Code Compliant ( ) Requires Repair ( )  
Comments: N/A
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Code Compliant ( X ) Requires Repair ( )  
Comments: \_\_\_\_\_
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- XIX. **General Additional Comments: We inspected 5 residential units**  
\_\_\_\_\_  
\_\_\_\_\_

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ELECTRICAL**

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Engineer

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BY SD 5/23/13  
ELECTRICAL DIVISION

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 Comments: \_\_\_\_\_
- 
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**A.** Service: \_\_\_\_\_ Code Compliant ( X ) Requires Repair ( )  
**B.** Equipment: \_\_\_\_\_ Code Compliant ( X ) Requires Repair ( )  
**C.** Comments: \_\_\_\_\_
- 
- V. **Conductors:**  
 \_\_\_\_\_ Code Compliant ( X ) Requires Repair ( )  
 Comments: \_\_\_\_\_
- 
- VI. **Auxiliary Gutters/Wireways/Busways:**  
**A.** Location: \_\_\_\_\_ Code Compliant ( X ) Requires Repair ( )  
**B.** Comments: \_\_\_\_\_
- 
- VII. **Electrical Panels:**  
**A.** Location: \_\_\_\_\_ Code Compliant ( X ) Requires Repair ( )  
**B.** Clearance: \_\_\_\_\_ Code Compliant ( X ) Requires Repair ( )  
**C.** Identification: \_\_\_\_\_ Code Compliant ( X ) Requires Repair ( )  
**D.** Comments: \_\_\_\_\_
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- VIII. **Disconnects:**  
**A.** Location: \_\_\_\_\_ Code Compliant ( X ) Requires Repair ( )  
**B.** Clearance: \_\_\_\_\_ Code Compliant ( X ) Requires Repair ( )  
**C.** Identification: \_\_\_\_\_ Code Compliant ( X ) Requires Repair ( )  
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**A: COMMON AREAS(continued)**

- IX. **Branch Circuits:**  
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Code Compliant ( X ) Requires Repair ( )  
Comments: \_\_\_\_\_
- 
- XII. **Building Illumination:**  
**A.** Building Egress: \_\_\_\_\_ Code Compliant ( X ) Requires Repair ( )  
**B.** Emergency: \_\_\_\_\_ Code Compliant ( X ) Requires Repair ( )  
**C.** Exit Signs: \_\_\_\_\_ Code Compliant ( X ) Requires Repair ( )  
**D.** Comments: \_\_\_\_\_
- 
- XIII. **Fire Alarm System:**  
Code Compliant ( X ) Requires Repair ( )  
Comments: \_\_\_\_\_
- 
- XIV. **Smoke Detectors:**  
Code Compliant ( X ) Requires Repair ( )  
Comments: \_\_\_\_\_
- 
- XV. **Generator:**  
**A.** Emergency: \_\_\_\_\_ Code Compliant ( X ) Requires Repair ( )  
**B.** Standby/Optional: N/A Code Compliant ( ) Requires Repair ( )  
**C.** Comments: \_\_\_\_\_
- 
- XVI. **Site Wiring:**  
Code Compliant ( X ) Requires Repair ( )  
Comments: \_\_\_\_\_
- 
- XVII. **Swimming Pool/Spa Wiring:**  
Code Compliant ( X ) Requires Repair ( )  
Comments: \_\_\_\_\_
- 
- XVIII. **Wiring to Mechanical Equipment:**  
Code Compliant ( X ) Requires Repair ( )  
Comments: \_\_\_\_\_
-

**B: RESIDENTIAL UNITS**  
**MINIMUM INSPECTION GUIDELINES FOR**  
**BUILDING SAFETY INSPECTION**  
**ELECTRICAL**

- I. **Electrical Service:**  
**A.** Size, Amperage, Voltage: 150 amps to units, 120/240v  
**B.** Phase: 1 Phase, 3 Wire  
**C.** Condition: \_\_\_\_\_ Code Compliant ( X ) Requires Repair ( )  
**D.** Comments: \_\_\_\_\_
- 
- II. **Meter and Electrical Rooms:**  
**A.** Clearances: \_\_\_\_\_ Code Compliant ( X ) Requires Repair ( )  
**B.** Comments: \_\_\_\_\_
- 
- III. **Switchboards/Meter/Motor Control Centers:**  
Code Compliant ( X ) Requires Repair ( )  
Comments: \_\_\_\_\_
- 
- IV. **Grounding:**  
**A.** Service: \_\_\_\_\_ Code Compliant ( X ) Requires Repair ( )  
**B.** Equipment: \_\_\_\_\_ Code Compliant ( X ) Requires Repair ( )  
**C.** Comments: \_\_\_\_\_
- 
- V. **Conductors:**  
Code Compliant ( X ) Requires Repair ( )  
Comments: Aluminum Wire
- 
- VI. **Auxiliary Gutters/Wireways/Busways:**  
**A.** Location: \_\_\_\_\_ Code Compliant ( X ) Requires Repair ( )  
**B.** Comments: \_\_\_\_\_
- 
- VII. **Electrical Panels:**  
**A.** Location: \_\_\_\_\_ Code Compliant ( X ) Requires Repair ( )  
**B.** Clearance: \_\_\_\_\_ Code Compliant ( X ) Requires Repair ( )  
**C.** Identification: \_\_\_\_\_ Code Compliant ( X ) Requires Repair ( )  
**D.** Comments: \_\_\_\_\_
- 
- VIII. **Disconnects:**  
**A.** Location: \_\_\_\_\_ Code Compliant ( X ) Requires Repair ( )  
**B.** Clearance: \_\_\_\_\_ Code Compliant ( X ) Requires Repair ( )  
**C.** Identification: \_\_\_\_\_ Code Compliant ( X ) Requires Repair ( )  
**D.** Comments: \_\_\_\_\_
-



**B: RESIDENTIAL UNITS(continued)**

- IX. Branch Circuits:**  
**A.** Identification: \_\_\_\_\_ Code Compliant ( X ) Requires Repair ( )  
**B.** Comments: \_\_\_\_\_
- 
- X. Conduit/Raceways:**  
Code Compliant ( X ) Requires Repair ( )  
Comments: \_\_\_\_\_
- 
- XI. Low Voltage Wiring Methods:**  
Code Compliant ( X ) Requires Repair ( )  
Comments: \_\_\_\_\_
- 
- XII. Building Illumination: N/A**  
**A.** Building Egress: N/A Code Compliant ( ) Requires Repair ( )  
**B.** Emergency: N/A Code Compliant ( ) Requires Repair ( )  
**C.** Exit Signs: N/A Code Compliant ( ) Requires Repair ( )  
**D.** Comments: \_\_\_\_\_
- 
- XIII. Fire Alarm System: N/A**  
Code Compliant ( X ) Requires Repair ( )  
Comments: \_\_\_\_\_
- 
- XIV. Smoke Detectors:**  
Code Compliant ( X ) Requires Repair ( )  
Comments: \_\_\_\_\_
- 
- XV. Generator: N/A**  
**A.** Emergency: N/A Code Compliant ( ) Requires Repair ( )  
**B.** Standby/Optional: N/A Code Compliant ( ) Requires Repair ( )  
**C.** Comments: \_\_\_\_\_
- 
- XVI. Site Wiring: N/A**  
Code Compliant ( ) Requires Repair ( )  
Comments: N/A
- 
- XVII. Swimming Pool/Spa Wiring: N/A**  
Code Compliant ( ) Requires Repair ( )  
Comments: N/A
- 
- XVIII. Wiring to Mechanical Equipment: N/A**  
Code Compliant ( X ) Requires Repair ( )  
Comments: \_\_\_\_\_
- 
- XIX. General Additional Comments: We inspected 5 residential units**  
\_\_\_\_\_  
\_\_\_\_\_

Building Safety Inspection Report Form Amended 03/15/12  
STRUCTURAL



Building Information

Building / Structure address 4020 Galt Ocean Drive, Fort Lauderdale, Florida 33308  
 Legal description \_\_\_\_\_  
 Folio # of Building /Structure \_\_\_\_\_  
 Owner's name Atlantic Ocean Club Condominium Apartments, Inc.  
 Owner's mailing address 4020 Galt Ocean Drive, Fort Lauderdale, Florida 33308  
 Building Code Occupancy Classification R-2 In accordance with Building Code Edition FBC, 2010 Edition  
 Type of Construction Type 1 In accordance with Building Code Edition FBC, 2010 Edition  
 Size (Square footage) 500,000 (+/-)  
 Number of Stories 19

Inspection Firm

Inspection Firm or Individual Swaysland Professional Engineering Consultants, Inc.  
 Address 2890 Marina Mile Boulevard, #114, Fort Lauderdale, Florida 33312  
 Phone 954-473-0043  
 Inspection Commencement Date 7/16/2013 Inspection Completion Date 1/27/2015  
 Inspection made by Stanley R. Swaysland, PE

In accordance with Section 109.16 of the Broward County Administrative Provisions of the Florida Building Code and the Broward County Board of Rules and Appeals, this inspection has been completed.

**CITY OF FORT LAUDERDALE**  
**BUILDING OFFICIAL'S OFFICE**  
**ACCEPTED BY** \_\_\_\_\_  
**DATE** 2/6/2015

No Repairs required

Repairs are required as outlined in the attached inspection report.

**GEORGE OLIVA**  
**BUILDING INSPECTOR #277**

Licensed Professional Engineer

Stanley R. Swaysland, PE

License #

PE29241 SI1055

*Stanley R. Swaysland*  
 1-28-15  
 Seal

"I am qualified to practice in the discipline in which I am hereby signing."

Signature and Date

Stanley R. Swaysland 1-28-15

As a routine matter, and in order to avoid possible misunderstanding, nothing in this inspection Report Form, attached Minimum Inspection Guideline and our Non-destructive Observations, should be construed directly, or indirectly, as guaranteed or warrantee for any portions of the structure. To the best of my knowledge and ability, this report represents an accurate appraisal of the present conditions, of the structure, based upon careful evaluation of observed conditions, to the extent reasonably possible.

**MINIMUM INSPECTION GUIDELINES**  
**FOR BUILDING SAFETY INSPECTION**  
**STRUCTURAL**

**I. Masonry Walls**

**A. General Description**

1. Concrete masonry units
2. Clay tile or terra cotta units
3. Reinforced concrete tie columns
4. Reinforced concrete tie beams
5. Lintels
6. Other type bond beams

**B. Cracks:** Identify crack size as **HAIRLINE** if barely discernible; **FINE** if less than 1 mm in Width; **MEDIUM** if between 1 and 2 mm in width; **WIDE** if over 2 mm

1. Location - note beams, columns, other
2. Description

**C. Spalling:**

1. Location - note beams, columns, other
2. Description

**D. Rebar corrosion**

1. None visible
2. Minor
3. Significant - structural repairs required (describe)

**II. Floor and Roof Systems:**

**A. Roof:**

1. Describe type of framing system (flat, slope, type roofing, type roof deck, condition)
2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of supports.
3. Note types of drains and scuppers and condition.

**B. Floor system(s):**

1. Describe (type of system framing, material, condition)
2. Heavy equipment and conditions of support

**C. Inspection - note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members.**

**III. Steel Framing Systems:**

- A. Description
- B. Exposed Steel - describe condition of paint & degree of corrosion.
- C. Concrete or other fireproofing - note any cracking or spalling, and note where any covering was removed for inspection.
- D. Elevator sheaves beams & connections, and machine floor beams - note Condition.

**IV. Concrete Framing Systems:**

- 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
  1. None visible
  2. Minor
  3. Significant - structural repairs required (describe)

**V. Windows:**

- A. Type (Wood, steel, aluminum, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other)
- B. Anchorage - type & condition of fasteners and latches.
- C. Sealants - type & condition of perimeter sealants & at mullions.
- D. Interior seals - type & condition at operable vents.
- E. General condition.

**VI. Wood Framing:**

- A. Describe floor system
- B. Note condition connector or stress
- C. Note rotting or termite damage
- D. Note alignment problems
- E. Note bearing deficiencies
- F. Note any significant damage that might affect safety and stability of building structure.

**VII. Exterior Finishes / Note any structural deficiencies in the following.**

- A. Stucco
- B. Veneer
- C. Soffits
- D. Ceiling
- E. Other

## I. Masonry Walls

### A. General Description

1. Concrete masonry units.

### B. Cracks

1. Cracks were repaired during the recently completed concrete repair/painting project.

### C. Spalling

1. No spalling was observed at the masonry walls.

### D. Rebar Corrosion

1. None visible at the masonry walls.

## II. Floor and Roof Systems

### A. Roof

1. Flat reinforced concrete main roof deck with an assumed waterproof membrane beneath a concrete topping in good condition.
2. Cooling tower and supports are in good condition.
3. Interior roof drains and parapet wall emergency scuppers in good condition.

### B. Floor Systems

1. Reinforced concrete flat plate supported by columns in good condition where inspected.
2. All heavy equipment located on ground floor slab on grade in good condition.

### C. Inspection

1. Inspections were performed at the stair towers, all balconies, parking garage and the service rooms.

## III. Steel Framing Systems

### A. Steel framing was present at the cooling tower.

### B. The coatings were in good condition and the steel exhibited no corrosion.

- C. None.
- D. Elevator beams and connections were in good condition.

IV. Concrete Framing Systems

- A. The structural system consists of conventionally reinforced concrete flat plate floor and roof slabs supported by reinforced concrete columns, supported by reinforced concrete pile caps and piles. The exterior walls are concrete masonry block infill panels.
- B. Cracking
  - 1. All cracks were repaired during the recently completed concrete repair/painting project.
- C. The apartment tower was in good condition. The parking garage was in good condition. The pool shell was in poor condition; however, the spalling was not dangerous and the Association chose not to repair at this time.
- D. Rebar corrosion
  - 1. All spalled concrete, except at the pool shell, was repaired during the recently completed concrete repair/painting project.

V. Windows

- A. Windows were aluminum, single hung. Sliding glass and swing doors were aluminum.
- B. Windows, swing doors and sliding glass doors were fastened through the frames with steel fasteners into the wall structure or wood bucks. Fasteners were in good condition.
- C. An elastomeric sealant was applied at the metal/stucco joints during the recently completed concrete repair/painting project. Sealants were in good condition.
- D. The single hung windows had gaskets in poor condition.
- E. About 50% of the apartments have new, impact-resistant windows, sliding glass doors and swing doors that are in good condition. The other apartments have the original windows and swing doors in poor condition.

VI. Wood Framing

- A. None.
- B. N/A.
- C. N/A.

D. N/A.

E. N/A.

F. N/A

VII. Exterior Finishes

A. Stucco had minor cracking that was repaired to stop water ingress during the recently completed concrete repair/painting project.

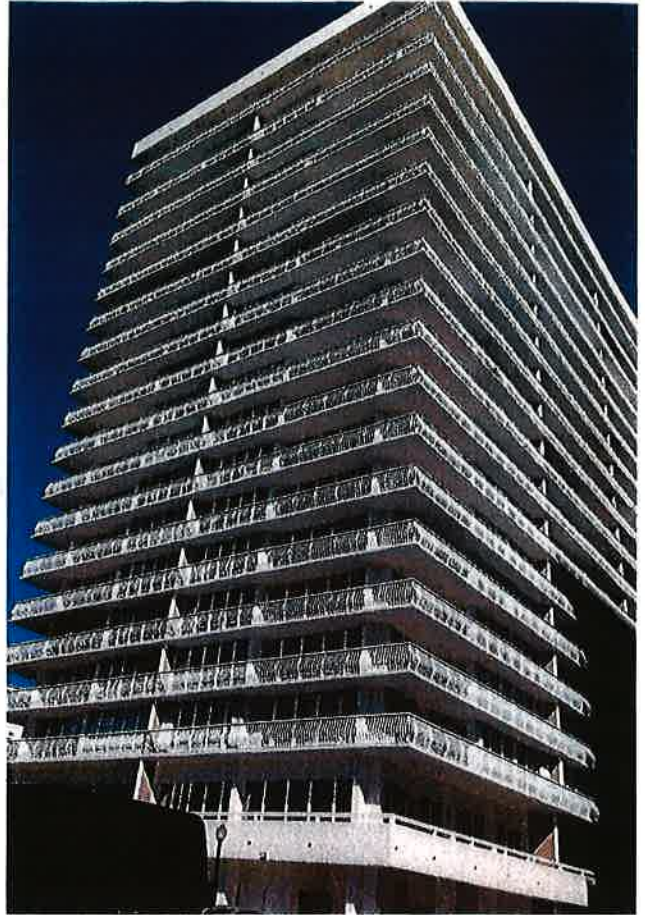
B. No significant defects.

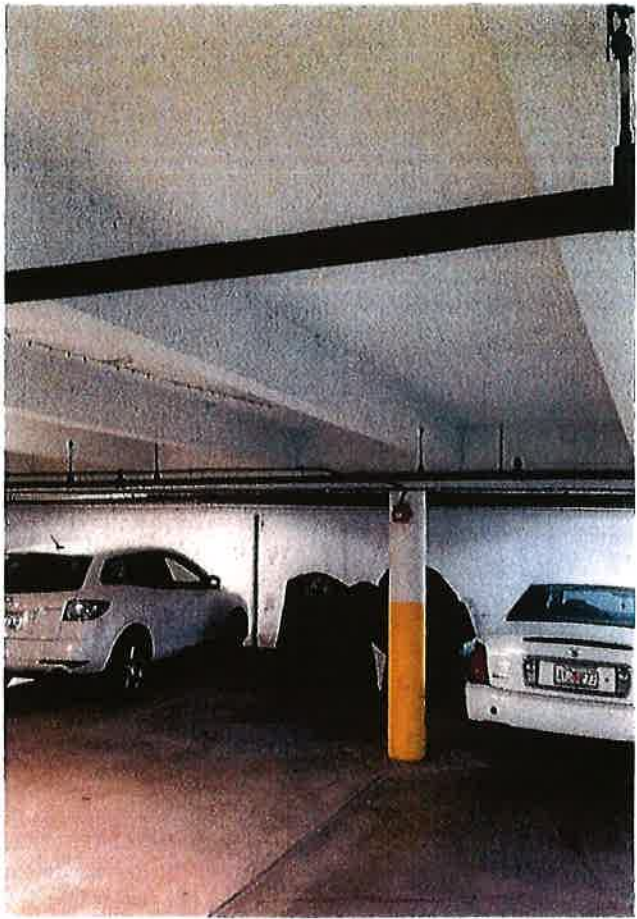
C. No significant defects.

D. No significant defects.

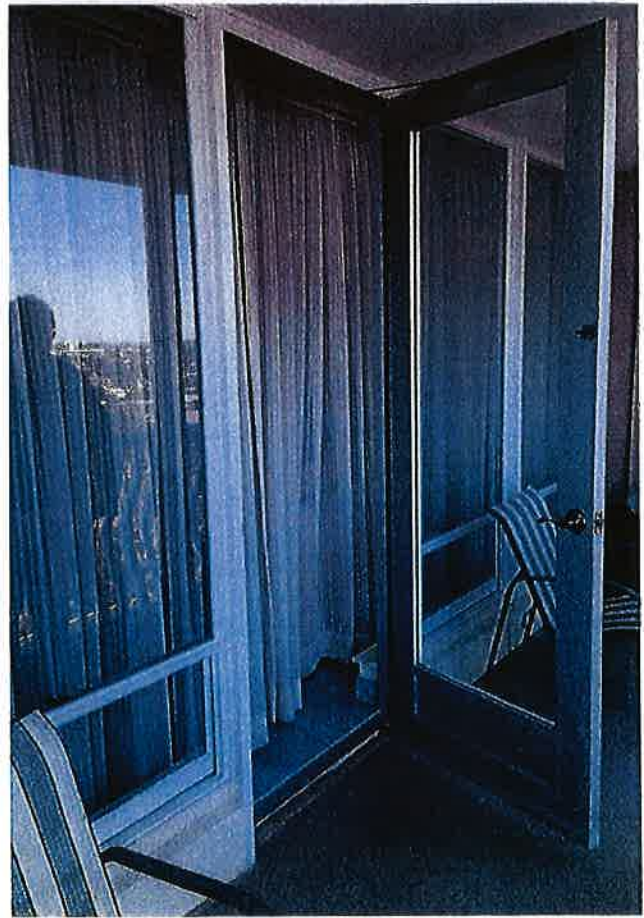
E. N/A.

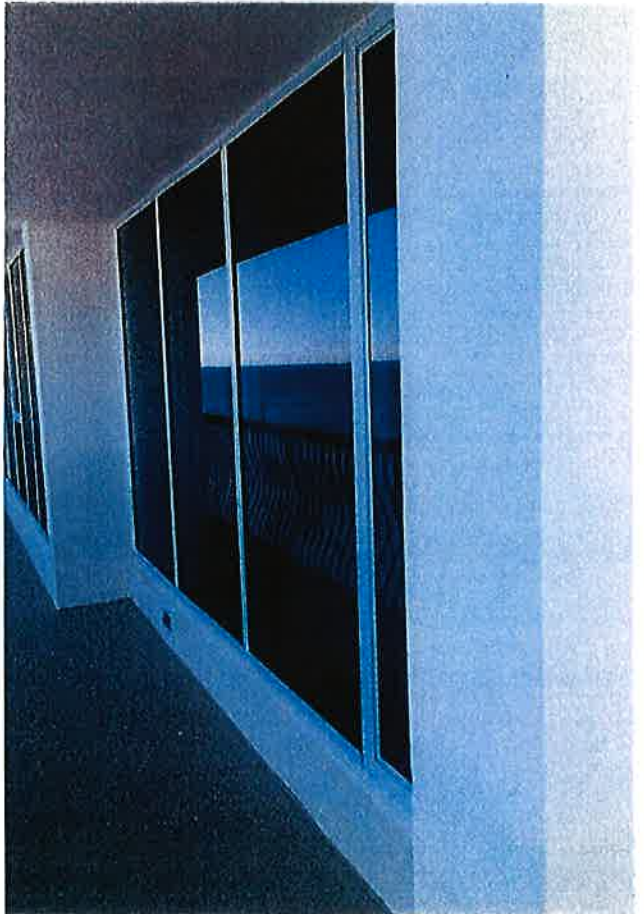
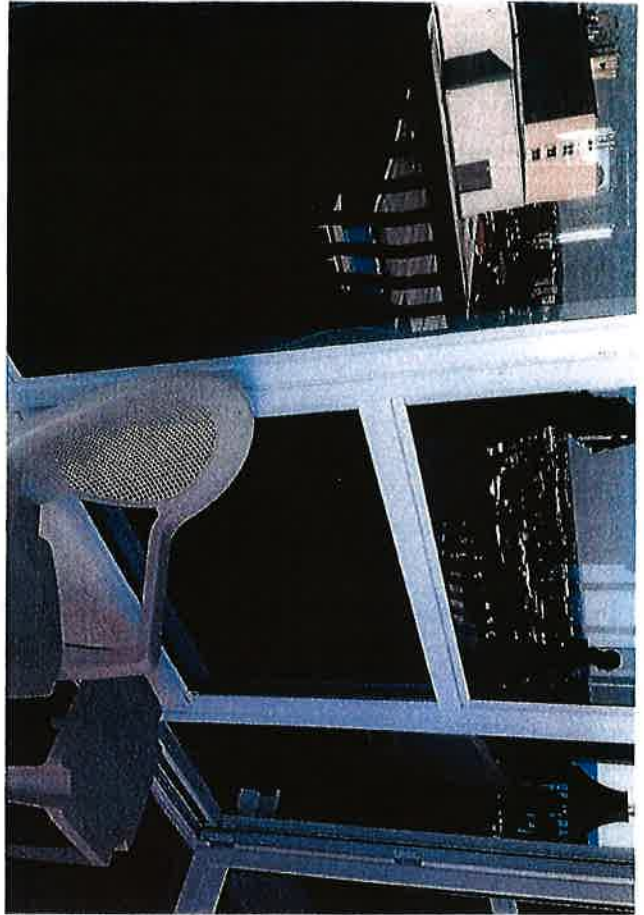


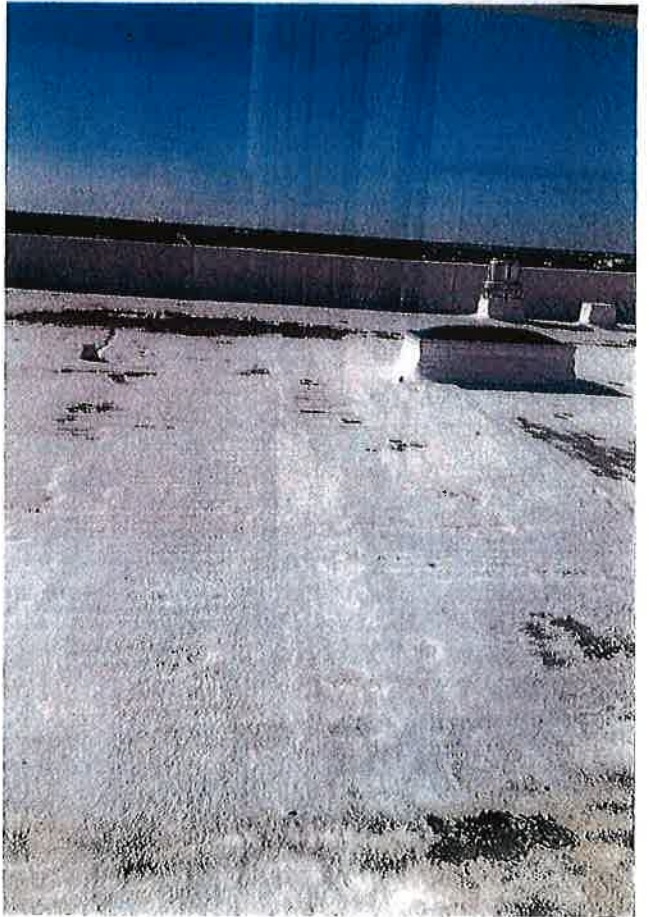
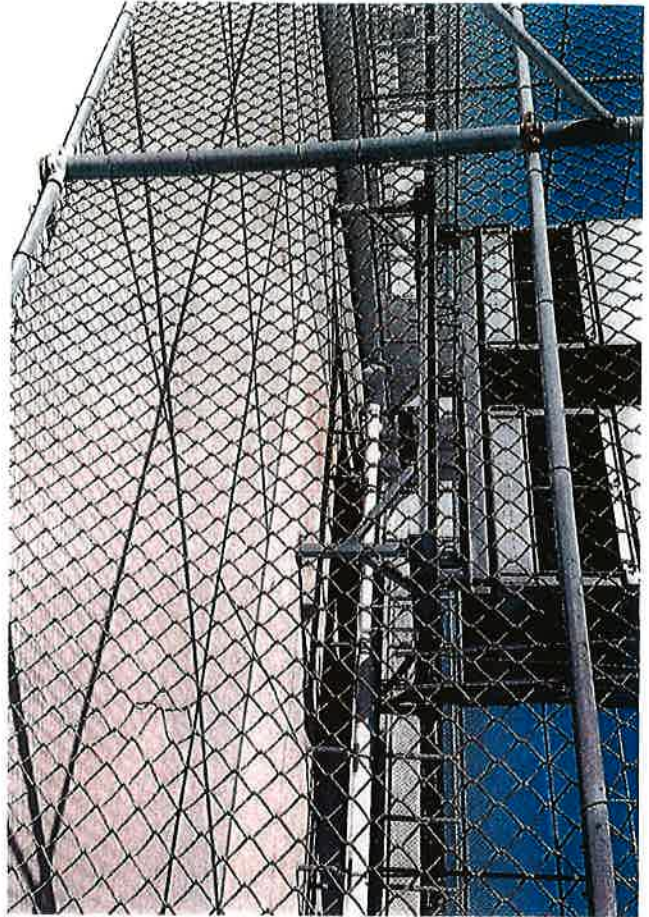


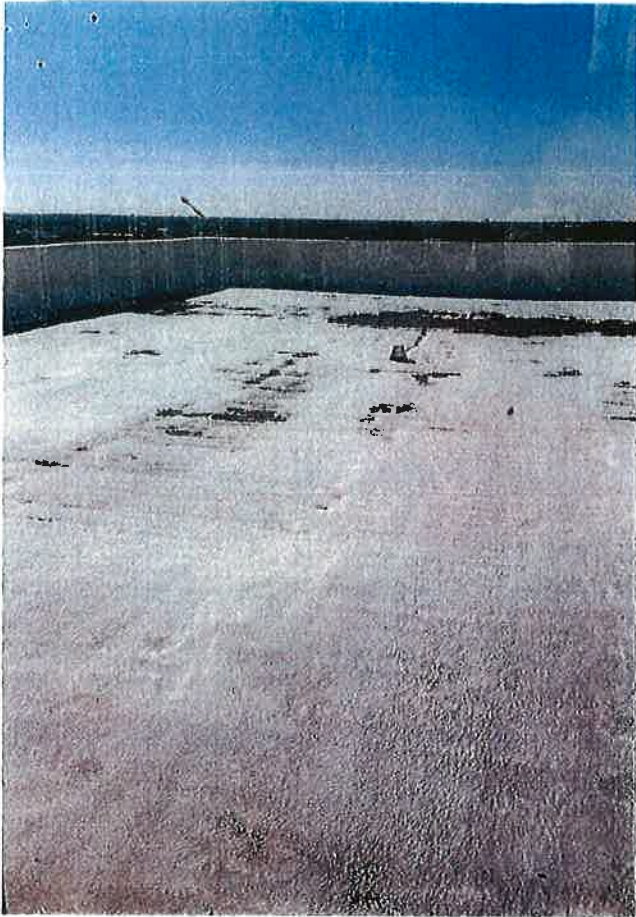
















|               |      |
|---------------|------|
| DATE NOTIFIED | DATE |
| 6/22/12       |      |

New CE 12061702 1 copy recd.  
6/27/12 B+E

**City of Fort Lauderdale**  
700 NW 19th Avenue, Fort Lauderdale FL 33311

**40 Year Building Safety Submittal**

\*\*\*\*\*All 40 yr forms must be completed in black ink\*\*\*\*\*

Date: 6/11/2012 Job Address 4020 GALT OCEAN DR  
 Permit Type: BRECERT Old completed Folio 4943 19 BB 1120 Permit/Process # 12061709

4020 Galt Ocean Drive

Owner's Name ATLANTIC OCEAN CLUB CONDO APTS, INC. Phone # 954-563-2425  
 Owner's Address 4020 GALT OCEAN DR City FT LAUD State FL Zip 33308  
 Owner's E-mail Address OCEANCLUBCO@AOL.COM

Description of Work:  **40 YEAR RECERTIFICATION** or  **40 YEAR RECERTIFICATION RECHECK**  
 (RECHECK ONLY: Permit numbers for repairs \_\_\_\_\_)  
 Job Address 4020 GALT OCEAN DR Present Use CONDO  
 Subdivision \_\_\_\_\_ Lot \_\_\_\_\_ Block \_\_\_\_\_ Zoning \_\_\_\_\_  
 Square Feet 21,600

**Engineer** STEVEN MAINARDI Reg. # 56563 Phone \_\_\_\_\_  
 Engineer's Address 6197 PARKWAY DR #C City SARASOTA State FL Zip 34243  
 **Architect** \_\_\_\_\_ Reg. # \_\_\_\_\_ Phone \_\_\_\_\_  
 Architect's Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

**Please make sure your package includes the following with this cover sheet:**  
 Building Safety Inspection Report Form -- Structural  
 Building Safety Inspection Report Form -- Electrical  
 Payment of \$300.00, payable by cash, check, Visa or MasterCard

Req. Agent  
CARL FOREST 954-563-2425 6/22/2012  
 NAME OF CONTACT PERSON PHONE NUMBER DATE OF SUBMITTAL

Building Safety Inspection Report Form Amended 12/07/06  
STRUCTURAL



Building Information

Building / Structure address 4020 GALT OCEAN DRIVE, FT. LAUDERDALE, FL, 33308  
 Legal description OCEAN CLUB  
 Folio # of Building / Structure A993 19 BB 1120  
 Owner's name ATLANTIC OCEAN CLUB CONDOMINIUM APARTMENTS, INC.  
 Owner's mailing address 4020 GALT OCEAN DRIVE, FT. LAUDERDALE, FL 33308  
 Building Code Occupancy Classification B2 In accordance with Building Code Edition 1965 SSBC w/ 1967 REV.  
 Type of Construction III In accordance with Building Code Edition 1965 SSBC w/ 1967 REV.  
 Size ( Square footage ) 21,600 SF APPROX  
 Number of Stories 20

Inspection Firm

Inspection Firm or Individual DELTA ENGINEERING & INSPECTION, INC.  
 Address 6497 PARKLAND DRIVE, SUITE C, SANASOTA, FL 33423  
 Phone 941-327-2600  
 Inspection Commencement Date 5 / 30 / 12 Inspection Completion Date 5 / 30 / 12  
 Inspection made by STEVEN J. MAINARDI, P.E., CRAIG M. DUDAS

In accordance with Section 110.15 of the Broward County Administrative provisions of the Florida Building Code and the Broward County Board of Rules and Appeals Policy # 05-05 the required safety inspection has been completed.

- No Repairs required
- Repairs are required as outlined in the attached inspection report.

Licensed Professional Engineer / Architect

STEVEN J. MAINARDI

License #

# 56563



" I am qualified to practice in the discipline in which I am hereby signing."

Signature and Date

[Signature] 6/20/12

As a routine matter, and in order to avoid possible misunderstanding, nothing in this inspection Report Form, attached Minimum Inspection Guideline and our Non-Destructive Observations, should be construed directly, or indirectly, as guaranteed or warranty for any portions of the structure. To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the structure, based upon careful evaluation of observed conditions, to the extent reasonably possible.



8487 PARKLAND DR, SUITE C  
 SARASOTA, FLORIDA 34248  
 PH 841.727.2600  
 FX 841.758.6012  
 delta-engineers.com

## BUILDING SAFETY INSPECTION – Structural

|  |   |                                    |                       |
|--|---|------------------------------------|-----------------------|
| <b>Building Address:</b> 4020 Galt Ocean Drive<br>Ft. Lauderdale, FL 33308   |   | <b>Date:</b> 6/20/12               |                       |
| <b>Legal Description:</b> Ocean Club   |   | <b>Building Classification:</b> R2 |                       |
| <b>Folio #:</b> 4943 19 BB 1120  |   | <b>Construction Type:</b> III      |                       |
| <b>Owner's Name:</b> Atlantic Ocean Club Condominium Apartments, Inc.  |   | <b>Size:</b> 21,600sf (approx.)    |                       |
| <b>Owner's Address:</b> 4020 Galt Ocean Drive, Ft. Lauderdale, FL 33308  |   | <b>Number of Stories:</b> 20       |                       |
|  |   | <b>Year Built:</b> 1972            |                       |
| <b>I. Exterior Walls:</b>  |   |                                    |                       |
|  |   | <b>Description</b>                 |                       |
| <b>A. General Description:</b>   | <b>Type:</b> Concrete / CMU   | <b>Coating:</b> Acrylic paint      | <b>Finish:</b> Stucco |
| <b>B. Framing:</b> Mild-steel reinforced concrete lintels, beams, columns and CMU in-fill walls  |   |                                    |                       |
| <b>C. Condition:</b> Good – Fair   |   |                                    |                       |
| <b>D. Requires Repair:</b> YES   |   |                                    |                       |
| <ul style="list-style-type: none"> <li>• Hairline to medium size cracks on exterior wall surfaces, window sills, lintels and parapet walls.</li> </ul>   |   |                                    |                       |
| <b>II. Concrete Framing:</b>   |   |                                    |                       |
|  |   | <b>Description</b>                 |                       |
| <b>A. General Description:</b>   | <b>Type:</b> Concrete / CMU   | <b>Coating:</b> Acrylic paint      | <b>Finish:</b> Stucco |
| <b>B. Framing:</b> Mild-steel reinforced concrete slabs, columns, beams  |   |                                    |                       |
| <b>C. Condition:</b> Good – Fair   |   |                                    |                       |
| <b>D. Requires Repair:</b> YES   |   |                                    |                       |
| <ul style="list-style-type: none"> <li>• Spalling concrete and cracks due to reinforcement corrosion at columns and beams.</li> </ul>  |   |                                    |                       |
| <b>III. Balconies</b>  |   |                                    |                       |
|  |   | <b>Description</b>                 |                       |
| <b>A. General Description:</b>   | <b>Type:</b> Cantilever – 6" mild-steel reinforced conc.                        | <b>Finish:</b> Various             |                       |
| <b>B. Condition:</b> Good - Fair   |   |                                    |                       |
| <b>C. Requires Repair:</b> YES   |   |                                    |                       |
| <ul style="list-style-type: none"> <li>• Spalling concrete and cracks due to reinforcement corrosion at balcony slab edges, deck surfaces, and ceilings.</li> <li>• Spalling concrete and cracks under windows.</li> <li>• Exposed reinforcement corrosion at slab edges and ceilings.</li> <li>• Severe concrete spalling, fractured concrete and debonded stucco was observed over a majority of the balcony guardwalls located at the mezzanine level (1<sup>st</sup> floor)</li> </ul> |   |                                    |                       |
| <b>IV. Floor System</b>  |   |                                    |                       |
|  |   | <b>Description</b>                 |                       |
| <b>A. General Description:</b>   | <b>Type:</b> Mild-steel reinforced concrete slabs                               | <b>Finish:</b> Various             |                       |
| <b>B. Condition:</b> Good  |   |                                    |                       |
| <b>C. Requires Repair:</b> <b>COULD NOT BE DETERMINED</b>  |   |                                    |                       |
| <p style="text-align: center;"><i>*Damage from reinforcement corrosion could possibly extend into the living areas at balcony locations. Inspection of these areas during the repair of balconies will confirm the presence of damage in these areas.</i></p>  |   |                                    |                       |
| <b>V. Parking Garage</b>   |   |                                    |                       |
|  |   | <b>Description</b>                 |                       |
| <b>A. General Description:</b>   | <b>Type:</b> Mild-steel reinforced concrete columns, beams, pre-stressed joists | <b>Finish:</b> Various             |                       |
| <b>B. Condition:</b> Fair – Poor   |   |                                    |                       |
| <b>C. Requires Repair:</b> YES   |   |                                    |                       |
| <ul style="list-style-type: none"> <li>• Spalling concrete at columns, beams, deck joists and ceiling deck.</li> <li>• Exposed reinforcement at columns, beams and ceiling deck.</li> <li>• Hairline to medium size cracks on deck ceilings slabs. Top of deck was not visible accessible due to water-proofing</li> </ul>   |   |                                    |                       |

|   |   |   |                             |
|---|---|---|-----------------------------|
| <i>membrane and pavers installed.</i>   |   |   |                             |
| <b>VI. Plaza Deck</b>   |   | <b>Description</b>                          |                             |
| A. General Description:   | Type: Located above garage: <i>Mild-steel-reinforced concrete</i> | Finish: <i>Pavers</i>                       |                             |
| B. Condition: <i>Good - Fair</i>  |   |   |                             |
| C. Requires Repair: <b>YES</b>  |   |   |                             |
| <ul style="list-style-type: none"> <li>• <i>Water-proofing membrane under paver system is failing (i.e. leakage) and beyond its estimated useful life.</i></li> <li>• <i>Water-proofing at planters is failing (i.e. leaking) and beyond its estimated useful life.</i></li> <li>• <i>Expansion joints are failing (i.e. leaking) and beyond its estimated useful life.</i></li> </ul>  |   |   |                             |
| <b>VII. Roof System</b>   |   | <b>Description</b>                          |                             |
| A. General Description:   | Type: <i>Sprayed Polyurethane Membrane</i>                        | Deck: <i>Concrete</i>                       | Slope: <i>1/8"</i>          |
| B. Rooftop Equipment:   | Water Tanks: <i>No</i>  | Cooling Towers: <i>Yes</i>                  | Signs: <i>Yes</i>           |
|   | A/C Equip: <i>Yes</i>   | Condition of Supports: <i>Good</i>          |                             |
|   | Other Heavy Equipment: <i>Yes - Swimming Pool</i>                 |   |                             |
| C. Condition: <i>Good (approximate age: 6 years)</i>  |   |   |                             |
| D. Requires Repairs: <b>YES</b>   |   |   |                             |
| <ul style="list-style-type: none"> <li>• <i>Repair damaged roof coatings.</i></li> <li>• <i>Replace or stabilize chain link fence around cooling tower to resist wind loads.</i></li> </ul>   |   |   |                             |
| <b>VIII. Windows</b>  |   | <b>Description</b>                          |                             |
| A. General Description:   | Type: <i>Single-hung, Fixed, and Hopper,</i>                      | Material: <i>Aluminum</i>                   |                             |
|   | Insulated: <i>No</i>  | Impact Glazing: <i>Yes and No</i>           | Shutters: <i>Some</i>       |
|   | Anchorage: <i>Screws- Good</i>                                    | Sealants: <i>Urethane/ Acrylic/Silicone</i> | Interior Seals: <i>Fair</i> |
| B. Condition: <i>Good - Fair - Windows are in most instances considered beyond their estimated useful life.</i>   |   |   |                             |
| C. Requires Repair: <b>NO</b>   |   |   |                             |
| <b>IX. Doors</b>  |   | <b>Description</b>                          |                             |
| A. General Description:   | Type: <i>Swing, Slider, and Hollowcore</i>                        | Material: <i>Alum/Metal</i>                 | Fire Rated: <i>Yes</i>      |
| B. Condition: <i>Good - Fair</i>  |   |   |                             |
| C. Requires Repairs: <b>NO</b>  |   |   |                             |
| <b>X. General Additional Comments:</b>  |   |   |                             |
| <ul style="list-style-type: none"> <li>• <i>Substantial concrete damage due to corrosion of the reinforcing steel was revealed at the building. These conditions are known to worsen over time and compromise the structural integrity of the load elements (i.e. balconies, columns, beams and floors) thus requiring immediate repair.</i></li> <li>• <i>The balcony guardwall located at the Mezzanine level (1<sup>st</sup> floor) will require complete replacement or removal due to the level of concrete damages (distress) observed.</i></li> <li>• <i>Due to the structural nature of these damages, repair specifications prepared by a Florida licensed Structural Engineer and oversight by a certified Threshold Inspector will be required in accordance with Florida Statutes.</i></li> </ul> |   |   |                             |

## DEFINITIONS

**Code Compliant** - The existing system meets the requirements of the then-applicable building code.

**Excellent** - The component or system is in new or like new condition. There is little or no evidence of deferred maintenance, or the needed repairs can be accomplished through routine scheduled maintenance.

**Good** - The component or system is sound and performing its function. It may show signs of normal aging or wear and tear, and some remedial and routine maintenance or rehabilitation work may be necessary.

**Fair** - The component or system is performing adequately at this time, but is obsolete or is approaching the end of its typical expected useful life. The component or system may exhibit signs of deferred maintenance, evidence of previous repairs, and/or workmanship not in compliance with commonly accepted standards. Significant repair or replacement may be recommended to prevent further deterioration, restore it to Good condition, prevent premature failure, or to prolong its typical expected useful life.

**Poor** - The component or system has either failed or cannot be relied upon to perform its original function. This may be a result of having exceeded its typical expected useful life, exhibiting excessive deferred maintenance, or being in a state of disrepair. The present condition could contribute to, or cause the deterioration of other adjoining components or systems. Repair or replacement is recommended.

**Broward County Building Safety Inspection Form  
ELECTRICAL**

**Building Information**

Building / Structure address 4020 Galt Ocean Drive  
Fort Lauderdale, Florida 33308

Legal description \_\_\_\_\_

Folio Number of Building / Structure \_\_\_\_\_

Owner's name Atlantic Ocean Club Apartments  
Condominium Inc.

Owner's mailing address \_\_\_\_\_

Building Code Occupancy Classification Residential

Type of Construction \_\_\_\_\_

Electrical Installation \_\_\_\_\_

Size (Square footage) Approximately 125,000 sqft

Number of Stories 19

**Inspection Firm**

Inspection Firm or Individual RC Engineering, Inc.

Address 4450 NW 126<sup>th</sup> Avenue; Suite 101  
Coral Spring, Florida 33065

Telephone Number (954) 757-7900

Inspection Commencement Date 09-29-11 Inspection Completion Date 10-03-11

Inspection made by David L. Rice

In accordance with Section 109.14 of the Broward County Administrative Provisions of the Florida Building Code and the Broward County Board of Rules and Appeals Policy # 05-05 the required safety inspection has been completed.

No Repairs required

Repairs are required as outlined in the attached inspection report.

Certifying Professional  
Engineer

David L. Rice, P.E.

License #

FL #34343, CA #4755

"I certify that I am qualified to practice in the discipline in  
which I am hereby certifying."

Signature and Date

06/08/12



As a routine matter, and in order to avoid possible misunderstanding, nothing in this inspection Report Form, attached Minimum Inspection Guideline and our Non-Destructive Observations, should be construed directly, or indirectly, as guaranteed or warranty for any portions of the structure. To the best of my knowledge and ability, this report represents an accurate appraisal of the present conditions of the structure, based upon careful evaluation of observed conditions, to the extent reasonably possible.

**A: COMMON AREAS**  
**MINIMUM INSPECTION GUIDELINES FOR**  
**BUILDING SAFETY INSPECTION**  
**ELECTRICAL**

- I. Electrical Service:**  
**A.** Size, Amperage, Voltage: 1600 Amp, 277/480V  
**B.** Phase: 3 Phase, 4 Wire  
**C.** Condition: \_\_\_\_\_ Code Compliant ( X ) Requires Repair ( )  
**D.** Comments: See Additional Comments I.
- 
- II. Meter and Electrical Rooms:**  
**A.** Clearances: \_\_\_\_\_ Code Compliant ( X ) Requires Repair ( )  
**B.** Comments: \_\_\_\_\_
- 
- III. Switchboards/Meter/Motor Control Centers:**  
 \_\_\_\_\_ Code Compliant ( ) Requires Repair ( X )  
 Comments: See Additional Comments III.
- 
- IV. Grounding:**  
**A.** Service: \_\_\_\_\_ Code Compliant ( X ) Requires Repair ( )  
**B.** Equipment: \_\_\_\_\_ Code Compliant ( X ) Requires Repair ( )  
**C.** Comments: \_\_\_\_\_
- 
- V. Conductors:**  
 \_\_\_\_\_ Code Compliant ( X ) Requires Repair ( )  
 Comments: See Additional Comments V.
- 
- VI. Auxiliary Gutters/Wireways/Busways:**  
**A.** Location: \_\_\_\_\_ Code Compliant ( X ) Requires Repair ( )  
**B.** Comments: \_\_\_\_\_
- 
- VII. Electrical Panels:**  
**A.** Location: \_\_\_\_\_ Code Compliant ( X ) Requires Repair ( )  
**B.** Clearance: \_\_\_\_\_ Code Compliant ( X ) Requires Repair ( )  
**C.** Identification: \_\_\_\_\_ Code Compliant ( ) Requires Repair ( X )  
**D.** Comments: Identify all Panels
- 
- VIII. Disconnects:**  
**A.** Location: \_\_\_\_\_ Code Compliant ( X ) Requires Repair ( )  
**B.** Clearance: \_\_\_\_\_ Code Compliant ( X ) Requires Repair ( )  
**C.** Identification: \_\_\_\_\_ Code Compliant ( X ) Requires Repair ( )  
**D.** Comments: \_\_\_\_\_
-

**A: COMMON AREAS(continued)**

- IX. **Branch Circuits:**  
**A.** Identification: \_\_\_\_\_ Code Compliant ( ) Requires Repair (X)  
**B.** Comments: \_\_\_\_\_ Identify all branch circuits in all Panels. See General  
Additional Comments XIX, 6. Lobby Area.
- 
- X. **Conduit/Raceways:**  
Code Compliant ( ) Requires Repair (X)  
Comments: \_\_\_\_\_ Secure all conduits, close all junction boxes.  
See General Additional Comments XIX, 2. Garage,  
5. Outside, and 6. Lobby Area.
- 
- XI. **Low Voltage Wiring Methods:**  
Code Compliant (X) Requires Repair ( )  
Comments: \_\_\_\_\_
- 
- XII. **Building Illumination:**  
**A.** Building Egress: \_\_\_\_\_ Code Compliant (X) Requires Repair ( )  
**B.** Emergency: \_\_\_\_\_ Code Compliant ( ) Requires Repair (X)  
**C.** Exit Signs: \_\_\_\_\_ Code Compliant ( ) Requires Repair (X)  
**D.** Comments: \_\_\_\_\_ See Additional Comments XII.
- 
- XIII. **Fire Alarm System:**  
Code Compliant (X) Requires Repair ( )  
Comments: \_\_\_\_\_
- 
- XIV. **Smoke Detectors:**  
Code Compliant (X) Requires Repair ( )  
Comments: \_\_\_\_\_
- 
- XV. **Generator:**  
**A.** Emergency: \_\_\_\_\_ Code Compliant ( ) Requires Repair (X)  
**B.** Standby/Optional: N/A \_\_\_\_\_ Code Compliant ( ) Requires Repair ( )  
**C.** Comments: \_\_\_\_\_ See Additional Comments XV.
- 
- XVI. **Site Wiring:**  
Code Compliant ( ) Requires Repair (X)  
Comments: \_\_\_\_\_ Some rusted conduits, repair/replace where wires are  
visible. See General Additional Comments XIX  
#2, Garage.
- 
- XVII. **Swimming Pool/Spa Wiring:**  
Code Compliant ( ) Requires Repair (X)  
Comments: \_\_\_\_\_ Pool room- secure conduits, repair receptacles,  
remove exposed wires, repair outside lights and  
repair ventilation fan.
- 
- XVIII. **Wiring to Mechanical Equipment:**  
Code Compliant (X) Requires Repair ( )  
Comments: \_\_\_\_\_
-



**A: COMMON AREAS(continued)**

**XIX. General Additional Comments:**

**1. Pump Room:**

- The lighting in the Pump Room near the Main Electric Room was insufficient.
- Repair/Replace existing light fixtures; add two (2) 4' fluorescent stop.

**2. Garage:**

- There were some open junction boxes, close all junction boxes.
- Some light fixtures are rusted, replace rusted fixtures.

**3. Stairwells:**

- Identified some holes in the walls/ceiling. Patch all holes with 3M fire stop.

**4. Trash Room:**

- Broken conduits. Repair.
- Identify holes in the walls/ceiling. Patch all holes with 3M fire stop.

**5. Outside:**

- Identified some junction boxes loose. Secure all junction boxes.

**6. Lobby Area**

- Room next to security with panels T and H.
  - Identify all branch circuits
  - Secure all conduits
  - Install CB inserts to cover all openings
- Laundry Area
  - Identified holes in the walls and ceilings. Patch all holes with 3M fire stop.

**7. Misc Floors**

- Emergency, battery backup lights are wired to the exit lights with ROMEX. Rewire according to the NEC.

**8. Referenced Comments**

**I. Electrical Service**

1600 amps, 277/480V, 3 Phase, 4 Wire

Verify voltages A-B 481 V

A-C 486 V

B-C 485 V

FPL 6V59367

On 09-29-2011 we recorded the following meter information:

2.2kw x 120 = 264 kw, 330kva, 398 amps

**III. Switch Boards/Meter/Motor Control Centers**

- Label and identify all mains on the switch board.
- Provide a plaque on the switch board to identify the location of the switch to disconnect power to all of the residential units via the shunt trip circuit breakers located in the residential meter rooms located on the residential floors.
- The 45 kva transformer located near the main switch board was making a low vibrating noise. This is not a typical 60hz noise. Disconnect the transformer and inspect the internal windings. Torque all bolts etc. Replace the transformer if the noise does not go away.

**A: COMMON AREAS(continued)**

**XIX. General Additional Comments(continued):**

**8. Referenced Comments(continued)**

**V. Conductors**

- The conductors for all feeders were all aluminum. We inspected the accessible connections and all connections were in good condition. We did not observe any overheating signs.

**XII. Building Illumination**

- Building Egress- Sufficient Lighting
- Emergency Lighting- See XV Generator for testing procedure
- Exit Signs- See XV Generator for testing procedure

**XV. Generator**

- The battery charger for the generator batter was located inside the automatic transformer switch (ATS). Relocated and rewire the charger. Mount the charger next to the generator.
- The old generator was replaced with a new 100 kva generator. The old generator is still in place. Remove all existing wires. Remove the old existing batteries. Clean the floor around the old generator. We recommend that the old generator should be removed, if possible.
- The old generator had a 600 amp ATS, with 400 kcmil Aluminum wires rated at 270 amps. The generator name plate was missing. The new generator is rated for 100 kw, 125 kva, 480 v, 180 amps.
- One of the wire terminals for the generator was corroded at the 150 amp CB. Inspect/clean/repair or replace all terminals at the generator.

## A: COMMON AREAS(continued)

### **XX. Recommendations:**

These are recommendations to the building owners to improve the reliability of the electrical system. These are not required, mandatory, actions to pass the 40 year electrical inspection.

#### **Switch Boards/Meter/Motor Control Centers**

- Hire a licensed electrical contractor to acquire a thermal imaging testing report for all switch boards, panels, wire connections etc.
- This testing and report shall be completed by a licensed electrical contractor.

#### **Garage**

- Re-lamp all dim luminaires.
- The lighting levels are low and do not meet the current Fort Lauderdale Garage Lighting Ordinance.
- Recommend that the lighting levels be increased to the current required levels.

#### **Parking Lot Lighting**

- The parking lot lighting levels are low and do not meet the current Fort Lauderdale Parking Lighting Ordinance
- Recommend that the lighting levels be increased to the current required levels.

#### **Generator**

- Test the generator
- Test the generator system as follows and coordinate all work, and power outages with the building occupants. Test shall be performed by a generator service company and a licensed electrician. The generator service company shall provide a written and signed report with test results.
- Observe start up
  - Disconnect FPL power to the ATS.
  - Generator shall start and the ATS shall transfer within 10 seconds of the FPL power loss.
- Observe Operation
  - The generator shall provide power with all systems running.
  - Verify operation of elevator.
  - Verify operation of the domestic water pump.
  - Verify operation of the fire pump.
  - Verify operation of all items running at the same time.

**XXI. Residential Meter Rooms:**

| Floor  | Room       | Serves |
|--------|------------|--------|
| 20(PL) | -          | -      |
| 19(CL) | -          | -      |
| 18(PH) | -          | -      |
| 17     | Meter Room | 17,18  |
| 16     | Meter Room | 16,17  |
| 15     | Meter Room | 14,15  |
| 14     | FPL Vault  | -      |
| 13     | -          | -      |
| 12     | Meter Room | 12,14  |
| 11     | Meter Room | 10,11  |
| 10     | FPL Vault  | -      |
| 9      | Meter Room | 9,10   |
| 8      | Meter Room | 7,8    |
| 7      | FPL Vault  | -      |
| 6      | Meter Room | 6,7    |
| 5      | Meter Room | 4,5    |
| 4      | FPL Vault  | -      |
| 3      | Meter Room | 3,4    |
| 2      | FPL Vault  | -      |
| 1      | Meter Room | 1,2    |
| Lobby  | -          | -      |
| Garage | -          | -      |

**B: RESIDENTIAL UNITS**  
**MINIMUM INSPECTION GUIDELINES FOR**  
**BUILDING SAFETY INSPECTION**  
**ELECTRICAL**

- I. Electrical Service:**  
**A.** Size, Amperage, Voltage: 150 amps to units, 120/240v  
**B.** Phase: 1 Phase, 3 Wire  
**C.** Condition: \_\_\_\_\_ Code Compliant ( X ) Requires Repair ( )  
**D.** Comments: \_\_\_\_\_
- 
- II. Meter and Electrical Rooms:**  
**A.** Clearances: \_\_\_\_\_ Code Compliant ( X ) Requires Repair ( )  
**B.** Comments: \_\_\_\_\_
- 
- III. Switchboards/Meter/Motor Control Centers:**  
Code Compliant ( X ) Requires Repair ( )  
Comments: See Recommendations
- 
- IV. Grounding:**  
**A.** Service: \_\_\_\_\_ Code Compliant ( X ) Requires Repair ( )  
**B.** Equipment: \_\_\_\_\_ Code Compliant ( X ) Requires Repair ( )  
**C.** Comments: \_\_\_\_\_
- 
- V. Conductors:**  
Code Compliant ( X ) Requires Repair ( )  
Comments: Aluminum Wire
- 
- VI. Auxiliary Gutters/Wireways/Busways:**  
**A.** Location: \_\_\_\_\_ Code Compliant ( X ) Requires Repair ( )  
**B.** Comments: \_\_\_\_\_
- 
- VII. Electrical Panels:**  
**A.** Location: \_\_\_\_\_ Code Compliant ( X ) Requires Repair ( )  
**B.** Clearance: \_\_\_\_\_ Code Compliant ( X ) Requires Repair ( )  
**C.** Identification: \_\_\_\_\_ Code Compliant ( X ) Requires Repair ( )  
**D.** Comments: \_\_\_\_\_
- 
- VIII. Disconnects:**  
**A.** Location: \_\_\_\_\_ Code Compliant ( X ) Requires Repair ( )  
**B.** Clearance: \_\_\_\_\_ Code Compliant ( X ) Requires Repair ( )  
**C.** Identification: \_\_\_\_\_ Code Compliant ( X ) Requires Repair ( )  
**D.** Comments: \_\_\_\_\_
-

**B: RESIDENTIAL UNITS(continued)**

- IX. **Branch Circuits:**  
**A.** Identification: \_\_\_\_\_ Code Compliant ( X ) Requires Repair ( )  
**B.** Comments: \_\_\_\_\_
- 
- X. **Conduit/Raceways:**  
Code Compliant ( X ) Requires Repair ( )  
Comments: \_\_\_\_\_
- 
- XI. **Low Voltage Wiring Methods:**  
Code Compliant ( X ) Requires Repair ( )  
Comments: \_\_\_\_\_
- 
- XII. **Building Illumination: N/A**  
**A.** Building Egress: N/A Code Compliant ( ) Requires Repair ( )  
**B.** Emergency: N/A Code Compliant ( ) Requires Repair ( )  
**C.** Exit Signs: N/A Code Compliant ( ) Requires Repair ( )  
**D.** Comments: \_\_\_\_\_
- 
- XIII. **Fire Alarm System: N/A**  
Code Compliant ( X ) Requires Repair ( )  
Comments: \_\_\_\_\_
- 
- XIV. **Smoke Detectors:**  
Code Compliant ( X ) Requires Repair ( )  
Comments: The smoke detectors in the inspected residential units were all operational.
- 
- XV. **Generator: N/A**  
**A.** Emergency: N/A Code Compliant ( ) Requires Repair ( )  
**B.** Standby/Optional: N/A Code Compliant ( ) Requires Repair ( )  
**C.** Comments: \_\_\_\_\_
- 
- XVI. **Site Wiring: N/A**  
Code Compliant ( ) Requires Repair ( )  
Comments: N/A
- 
- XVII. **Swimming Pool/Spa Wiring: N/A**  
Code Compliant ( ) Requires Repair ( )  
Comments: N/A
- 
- XVIII. **Wiring to Mechanical Equipment: N/A**  
Code Compliant ( X ) Requires Repair ( )  
Comments: \_\_\_\_\_
- 
- XIX. **General Additional Comments: We inspected 5 residential units**  
See recommendations
-

**B: RESIDENTIAL UNITS(continued)**

**XX. Recommendations:**

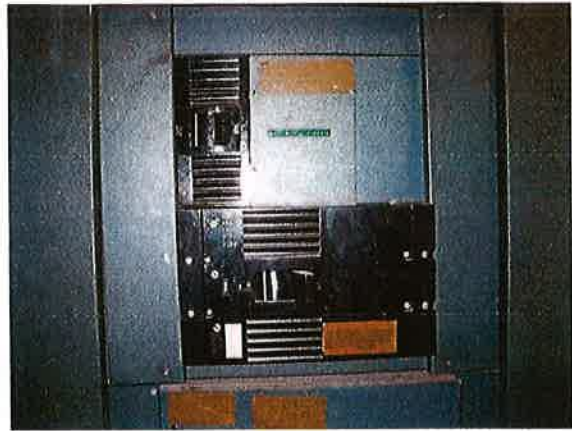
These are recommendations to the building owners to improve the reliability of the electrical system. These are not required, mandatory, actions to pass the 40 year electrical inspection.

1. Install GFCI Receptacles in all
  - a. Bathrooms
  - b. Kitchen Counter Areas
  
2. Inspect each residential panel for corrosion on the bus bars or circuit breakers.  
Repair/replace as required.  
We found very slight corrosion on the panel bus bar in unit 307.
  
3. Inspect each residential smoke detector for proper operation.  
Replace all smoke detectors over 10 years old.

**PHOTO INDEX**



**Main Switch Board**



**Main Switch Board CB**



**Main Switch Board Disconnect Switches**



**Main Switch Board EM CBS**



**House FPL Meter**



**MDP EM**



**PHOTO INDEX**



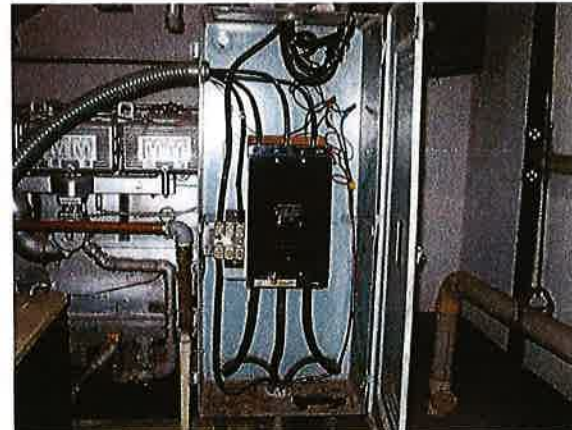
**45 KVA Transformer with Main Electric Room**



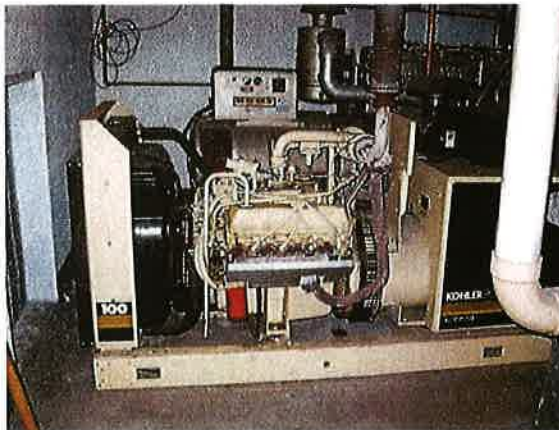
**ATS**



**MDP**



**CB Next to EM Gen**



**New Generator**



**New Generator CB**

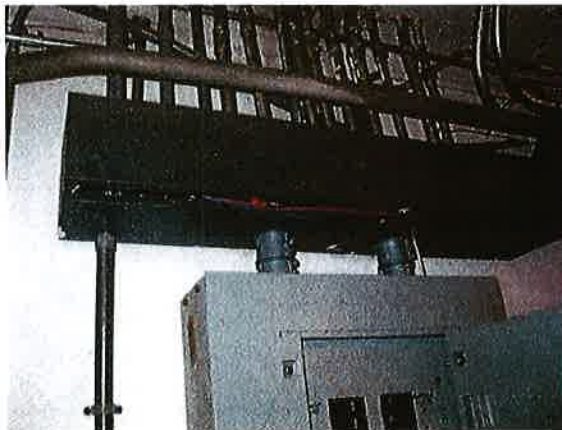
**PHOTO INDEX**



**Debris on Floor next to Em Gen**



**Open Junction Box**



**Open Wireway**



**ATS with Battery Charger**



**Fire Pump Controller**



**Typical Hole in Ceiling**

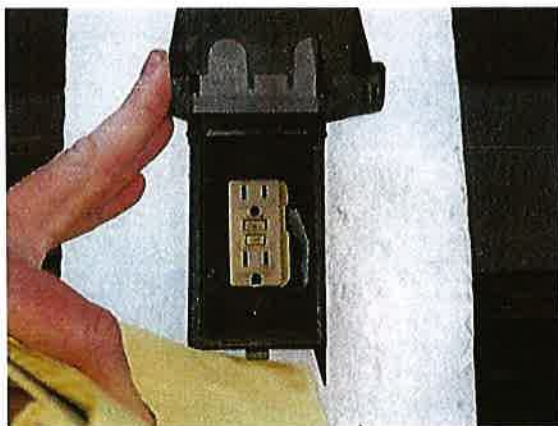
**PHOTO INDEX**



**Broken Flex in trash room**



**Openings in wall in trash room**



**Typical receptacle needing repair**



**Rusted Luminaire**



**Fire Alarm Control Panel**



**Open wires in pool room**

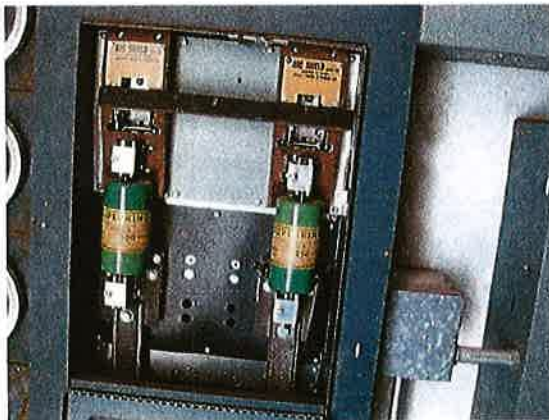
**PHOTO INDEX**



**Outside lights require repairs**



**Exit sign and EM Light with Romex**



**Typical meter room disconnect switch fuses**



**Typical Meter Room Apartment CBS**

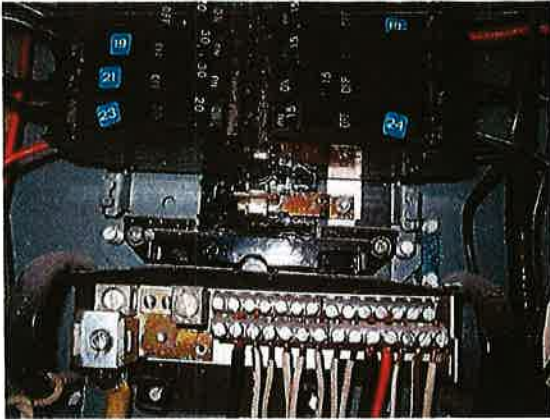


**Typical Meter Room Main CB with Shunt Trip**



**Typical Meter Room**

**PHOTO INDEX**



**Residential Unit Panel with corrosion on Unused Bus**

Rec'd Report 6/22/12

4020 Galt Ocean Drive

FLORIDA DEPARTMENT OF STATE  
DIVISION OF CORPORATIONS



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**Detail by Entity Name**

**Florida Non Profit Corporation**

ATLANTIC OCEAN CLUB CONDOMINIUM APARTMENTS, INC.

**Filing Information**

Document Number 716399  
FEI/EIN Number 591316714  
Date Filed 04/18/1969  
State FL  
Status ACTIVE

4/25/12 mailed 40% -  
Carl Forest 4/25  
(954) 563-2425  
4020 Galt Ocean Drive  
Called Re 40%  
Inspection  
Vanet

**Principal Address**

4020 GALT OCEAN DR  
FT LAUDERDALE FL 33308

Changed 04/21/1983

**Mailing Address**

4020 GALT OCEAN DR  
FT LAUDERDALE FL 33308

Changed 04/21/1983

**Registered Agent Name & Address**

FORREST, CARL J  
4020 GALT OCEAN DRIVE  
OFFICE  
FORT LAUDERDALE FL 33308 US

Name Changed: 04/06/2012

Address Changed: 04/06/2012

21,600 sq. ft.

**Officer/Director Detail**

**Name & Address**

Title P

ELCON, YADIN  
4020 GALT OCEAN DRIVE  
FORT LAUDERDALE FL 33308

Title VP

ASWAD, GLADYS  
4020 GALT OCEAN DR  
FORT LAUDERDALE FL 33308

Title S

BLACK, TERENCE

6/27/12 Repairs needed  
for B+E -  
CE 1203 1063 - completed  
New CE  
180 Days 12/31/12

4020 GALT OCEAN DR.  
FORT LAUDERDALE FL 33308

Title T

HANSOTIA, BEHL  
4020 GALT OCEAN DR.  
FORT LAUDERDALE FL 33308

Title D

BIBACE, RONALD  
4020 GALT OCEAN DR  
FORT LAUDERDALE FL 33308

Title D

CUSTER, HOLLY  
4020 GALT OCEAN DR  
FORT LAUDERDALE FL 33308

## **Annual Reports**

### **Report Year Filed Date**

|      |            |
|------|------------|
| 2011 | 09/09/2011 |
| 2012 | 03/21/2012 |
| 2012 | 04/06/2012 |

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| 03/09/1999 -- ANNUAL REPORT     | <a href="#">View image in PDF format</a> |
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Built 1971



|                 |  |         |                 |
|-----------------|--|---------|-----------------|
| Site Address    | 4020 GALT OCEAN DRIVE 907 , FORT LAUDERDALE            | ID #    | 4943 19 BB 1060 |
| Property Owner  | NARDINI, IVO H/E<br>ELCON, YADIN                       | Millage | 0312            |
| Mailing Address | 4020 GALT OCEAN DR APT 907 FORT<br>LAUDERDALE FL 33308 | Use     | 04              |

|                               |                           |
|-------------------------------|---------------------------|
| Abbreviated Legal Description | OCEAN CLUB CONDO UNIT 907 |
|-------------------------------|---------------------------|

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

| Property Assessment Values   |          |           |                     |                      |            |
|--|----------|-----------|---------------------|----------------------|------------|
| Click here to see 2011 Exemptions and Taxable Values to be reflected on Nov. 1, 2011 tax bill. |          |           |                     |                      |            |
| Year   | Land     | Building  | Just / Market Value | Assessed / SOH Value | Tax        |
| 2012   | \$22,320 | \$200,890 | \$223,210           | \$223,210            |            |
| 2011   | \$23,140 | \$208,230 | \$231,370           | \$231,370            | \$3,963.17 |
| 2010   | \$24,540 | \$220,850 | \$245,390           | \$245,390            | \$4,335.90 |

**IMPORTANT:** The 2012 values currently shown are "roll over" values from 2011. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2012, to see the actual proposed 2012 assessments and portability values.

| 2012 Exemptions and Taxable Values by Taxing Authority |           |              |           |             |
|--|-----------|--------------|-----------|-------------|
|  | County    | School Board | Municipal | Independent |
| Just Value   | \$223,210 | \$223,210    | \$223,210 | \$223,210   |
| Portability  | 0         | 0            | 0         | 0           |
| Assessed/SOH 08  | \$223,210 | \$223,210    | \$223,210 | \$223,210   |
| Homestead 100%   | \$25,000  | \$25,000     | \$25,000  | \$25,000    |
| Add. Homestead   | \$25,000  | 0            | \$25,000  | \$25,000    |
| Wid/Vet/Dis  | 0         | 0            | 0         | 0           |
| Senior   | 0         | 0            | 0         | 0           |
| Exempt Type  | 0         | 0            | 0         | 0           |
| Taxable  | \$173,210 | \$198,210    | \$173,210 | \$173,210   |

| Sales History |       |           |       |      |
|---------------|-------|-----------|-------|------|
| Date          | Type  | Price     | Book  | Page |
| 2/27/2008     | QCD-T | \$100     | 45151 | 436  |
| 8/20/2003     | WD    | \$270,000 | 35925 | 379  |
| 4/14/2002     | QCD   | \$100     | 33147 | 1535 |
| 8/15/2001     | WD    | \$209,000 | 32024 | 876  |
| 5/1/1992      | WD    | \$90,000  | 19491 | 339  |

| Land Calculations |                 |      |
|-------------------|-----------------|------|
| Price             | Factor          | Type |
|                   |                 |      |
|                   |                 |      |
|                   |                 |      |
|                   |                 |      |
|                   |                 |      |
|                   | Adj. Bldg. S.F. | 1356 |
|                   | Beds/Baths      | 2/2  |

| Special Assessments |         |       |          |             |      |
|---------------------|---------|-------|----------|-------------|------|
| Fire                | Garbage | Light | Drainage | Improvement | Safe |
| 03                  |         |       |          |             |      |
| R                   |         |       |          |             |      |
| 1                   |         |       |          |             |      |



TRANSMISSION VERIFICATION REPORT

TIME : 04/25/2012 15:03  
NAME :  
FAX : 9548286569  
TEL :  
SER. # : 000D5J509615

|              |                 |
|--------------|-----------------|
| DATE, TIME   | 04/25 15:03     |
| FAX NO./NAME | 99545653661     |
| DURATION     | 00:00:32        |
| PAGE(S)      | 01              |
| RESULT       | OK              |
| MODE         | STANDARD<br>ECM |



City of Fort Lauderdale, Building Department

954-565-3661

CE 12031063

## NOTICE OF REQUIRED BUILDING SAFETY INSPECTION

CASE NO: CE12031063

ANELLO, ROSALIE  
OCEAN CLUB  
4020 GALT OCEAN DR UNIT 1  
FORT LAUDERDALE, FL 33308

Tenant:

91 7108 2133 3938 9324 8936

Address of required Building Safety Inspection: 4020 GALT OCEAN DR # 1

Legal Description:

9319BB0010

4943 19 BB 11 20

OCEAN CLUB CONDO

UNIT 1

Dear Owner:

In accordance with Florida Building Code 109.16, Broward County Administrative Provisions, structures and buildings that have been in existence for a period of 40 years or longer and are 3500 square feet or more, must comply with the Building Safety Inspection Program. The above referenced property has been identified by the Broward County Board of Rules and Appeals as meeting the requirements of this program.

**The property owner must furnish the required structural and electrical safety inspection reports to the Building Official by June 30, 2012 on the forms provided by the Broward County Board of Rules and Appeals. Safety Inspection reports must be prepared, signed, and sealed by a Florida Registered Engineer or Architect.**

Safety Inspection reports must be submitted in person to the Building Department, 700 NW 19<sup>th</sup> Avenue, Fort Lauderdale. Copies of the program forms and guidelines can be obtained at [http://www.fortlauderdale.gov/building\\_services/40year.htm](http://www.fortlauderdale.gov/building_services/40year.htm).

The following must be included at the time of submittal:

- Safety Inspection submittal form.
- Structural and Electrical Safety Inspection forms.
- Payment of \$300.00 for Building Department review of reports.

Once reviewed by the City, if the Safety Inspection Reports indicate that the building is structurally and electrically safe, you will not be required to have another Building Safety Inspection for ten (10) years. If the reports indicate that there are deficiencies, the owner shall have one hundred and eighty (180) days from the date of the report to obtain any required permits and to complete the necessary repairs. When repairs have been completed, new Safety Inspection Reports must be submitted to the Building Official indicating that there are no structural or electrical deficiencies.

Failure to submit the required Safety Inspection Reports within 90 days will result in this matter being scheduled for a hearing before a Special Magistrate. Written notice of the hearing will be provided in accordance with Section 11-16 of the City of Fort Lauderdale Code of Ordinances. If the Special Magistrate determines that a violation exists, the Magistrate may enter a Final Order commanding the property owner to correct the violation. Should the property owner fail to correct the violation in accordance with the Final Order, fines of up to \$500.00 per day of non-compliance may be imposed at a second hearing. fines imposed will become a LIEN upon the property where the violation exists and upon any other real property owned by violator. A code enforcement lien cannot be used to foreclose upon real property, which is a homestead.

Please contact Lisbeth Malden, 954-828-5260 with any questions.

Sincerely,  
Chris Augustin, Building Official

4020 Galt Ocean Drive



**City of Fort Lauderdale Building Department  
Code Enforcement Special Magistrate**

**NOTICE OF VIOLATION  
and  
NOTICE OF HEARING**

City of Fort Lauderdale, Florida  
**Petitioner,**

v.

OCEAN CLUB CONDO ASSOC  
4020 GALT OCEAN DR  
FORT LAUDERDALE, FL 33308  
**Respondent(s)**

**CASE NO: CE12061702**

**Tenant:**

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**You are hereby notified that a hearing is scheduled before the CITY OF FORT LAUDERDALE CODE ENFORCEMENT SPECIAL MAGISTRATE on 02/19/2015, at 9:00 A.M. in the City Commission Room, City of Fort Lauderdale, City Hall, 100 N. Andrews Avenue, Fort Lauderdale, Florida.**

If you correct the violation(s) contained herein prior to 02/17/2015, you must contact the building inspector to verify compliance. If you fail to appear at the Hearing, the Special Magistrate may base his findings solely on the testimony and evidence presented by the Building Department of the City of Fort Lauderdale.

The Special Magistrate will hear testimony and view evidence and at the conclusion of the Hearing shall issue findings of fact and conclusions of law, and shall issue a Final Order affording the proper relief. A certified copy of the Final Order may be recorded in the public records of the county and shall constitute notice to any subsequent purchasers, successors in interest, or assigns if the violation concerns real property, and the findings therein shall be binding upon the violator and, if the violation concerns real property, upon any subsequent purchasers, successors in interest, or assigns.

The Final Order may include a notice that it must be complied with by a specified date and if the respondent does not comply with each corrective action by the specified date, a second hearing may be held at which time a fine of up to \$500.00 per day per violation may be imposed and the cost of repairs may be included. Any final order and any order imposing a fine may be appealed to the Circuit Court of Broward County, Florida. A certified copy of an order imposing a fine may be recorded in the public records of the county and once recorded, it SHALL CONSTITUTE A LIEN against the property upon which the violation was found to exist and upon any other real or personal property owned by the violator. If said lien remains unpaid for more than ninety days, the City may seek to foreclose on your property.

**A code enforcement lien cannot be used to foreclose upon real property, which is a homestead.**

**RIGHT TO APPEAL:** If any person desires to appeal any decision with respect to the matter considered at this Hearing, such person will need a record of the proceedings, and for such purpose, such person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based. A copy of the proceedings can be obtained from the Special Magistrate Clerk at 954-828-5207.



**City of Fort Lauderdale Building Department  
Code Enforcement Special Magistrate**

**NOTICE OF VIOLATION  
and  
NOTICE OF HEARING**

City of Fort Lauderdale, Florida  
**Petitioner,**

v.  
OCEAN CLUB CONDO ASSOC  
4020 GALT OCEAN DR  
FORT LAUDERDALE, FL 33308  
**Respondent(s)**

**CASE NO: CE12061702**

**Tenant:**

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Pursuant to Chapter 11 of the Code of Ordinances of the City of Fort Lauderdale, Florida, the undersigned Building Inspector hereby gives notice that on 06/27/2012 the following violation(s) of the Florida Building Code, Broward County Administrative Provisions were found to exist on the property designated below and hereby requests a Hearing before the Code Enforcement Special Magistrate.

Address of Violation(s): **4020 GALT OCEAN DR**

Legal Description:

9319BB001G  
OCEAN CLUB CONDO  
COMMON AREA 207 UNITS  
9319BB0010 THRU 9319BB2080

The alleged violation(s) is/are in evidence on the property identified above in that:

FBC 109.16

The Broward County Board of Rules and Appeals (BCBRA) has established a building safety inspection program for buildings and structures that have been in existence for a period of 40 years or longer. The BCBRA by written policy shall establish the guidelines and criteria which will be the minimum requirements for the Building Safety Inspection Program. The Building Official shall enforce the Building Safety Inspection Program.

Exceptions:

All single family residences, duplexes and minor structures defined as buildings or structure in any occupancy group having a gross floor area less than 3,500 square feet.

In order to implement the new Building Safety Inspection Program in an orderly manner to clear a backlog of buildings needing inspection, implementation shall proceed as follows:

- A) 40 year or older buildings of 11,000 square feet or more - compliance in calendar year 2006
- B) 40 year or older buildings 7,000 square feet or more - compliance no later than calendar year 2007.
- C) 40 year or older buildings 5,500 square feet or more - compliance no later than calendar year 2008.
- D) 40 year or older buildings 4,650 square feet or more - compliance no later than calendar year 2009.
- E) 40 year or older buildings 3,800 square feet or more - compliance no later than calendar year 2010.
- F) 40 year or older buildings 3,500 square feet or more - compliance no later than calendar year 2011.



**City of Fort Lauderdale, Building Department  
Code Enforcement Special Magistrate**

**NOTICE OF VIOLATION  
and  
NOTICE OF HEARING**

City of Fort Lauderdale, Florida  
**Petitioner,**

**CASE NO: CE12061702**

v.  
OCEAN CLUB CONDO ASSOC  
4020 GALT OCEAN DR  
FORT LAUDERDALE, FL 33308

**Tenant:**

**Respondent(s)**

TO WIT:

Subsequent building inspections shall be required at ten(10) year intervals.

PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:

THE REQUIRED 40 YEAR BUILDING SAFETY INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

CORRECTIVE ACTION: SUBMIT THE REQUIRED STRUCTURAL AND ELECTRICAL BUILDING SAFETY INSPECTION REPORT(S) 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 FOR THE SPECIFIED USE FOR CONTINUED OCCUPANCY, IN CONFORMITY WITH THE MINIMUM INSPECTION PROCEDURAL GUIDELINES AS ISSUED BY THE BROWARD BOARD OF RULES AND APPEALS.



**City of Fort Lauderdale, Building Department**  
**Code Enforcement Special Magistrate**

**NOTICE OF VIOLATION**  
**and**  
**NOTICE OF HEARING**

City of Fort Lauderdale, Florida  
**Petitioner,**

v.

OCEAN CLUB CONDO ASSOC  
4020 GALT OCEAN DR  
FORT LAUDERDALE, FL 33308  
**Respondent(s)**

**CASE NO: CE12061702**

**Tenant:**

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**If you take corrective action(s) by 02/17/2015, you must contact the building inspector noted below or Lisbeth Malden at 954-828-5260 to verify compliance.**

**GEORGE OLIVA**  
BUILDING INSPECTOR #277

**Building Inspector: GEORGE OLIVA, 954-828-6556**

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