



# TOWN OF PALM BEACH SHORES

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[www.palmbeachshoresfl.us](http://www.palmbeachshoresfl.us)

## Re: Building Safety Inspections

Dear Building Owner,

Given the recent building collapse in the Town of Surfside, there is a heightened awareness of the need to proactively inspect buildings and structures in coastal areas of Florida, including those within the Town of Palm Beach Shores ("Town"). Prolonged exposure to salt air, high winds and storm impacts can strain the concrete and other materials used in the construction of these buildings.

Miami-Dade County and Broward County both have mandatory Building Safety Inspection Programs, in effect since the mid-1970's and 2006 respectively, which call for structural and electrical inspections for buildings 40 years old, or older, with reinspection every 10 years thereafter. Neither Palm Beach County nor the Town of Palm Beach Shores have mandatory building recertification programs; however, this may change in light of the events in Surfside.

The Town's Building Official and I, encourage all building owners within the Town to perform thorough safety inspections of their structures, undertaking both structural and electrical evaluations of the building's current conditions and implementing any corrective actions required for deficiencies that pose an immediate threat to life safety.

Note that under Florida Law, Condominium Associations are responsible for maintenance of the common elements of a condominium property and such associations may be found liable for non-exercise of its powers, as provided below:

Section 718.111, Florida Statutes:

(3) POWER TO MANAGE CONDOMINIUM PROPERTY AND TO CONTRACT, SUE, AND BE SUED; CONFLICT OF INTEREST - The association may contract, sue, or be sued with respect to the exercise or nonexercise of its powers. For these purposes, the powers of the association include, but are not limited to, the maintenance, management, and operation of the condominium property.

Please feel free to contact Buck Evans at 561-221-1800 with any questions.

Sincerely,

Alan Fiers, Mayor

Buck Evans, Building Official

**Mayor  
Alan Fiers**

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**Vice Mayor  
Scott McCranel**

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**Commissioner  
Tracy Larcher**

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**Commissioner  
Brian Tyler**

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**Commissioner  
Janet Kortenhaus**

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**Town  
Administrator  
Wendy Wells**

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**Town Clerk  
Evyonne Browning**