

May 24, 2023

To: Building Department Official

Miami-Dade County, FL  
11805 SW 26<sup>th</sup> Street,  
Miami, FL 33175.

**RE: Village at Dadeland Condominium Association**  
**7440 SW 82nd St, Miami, FL 33143**  
**Electrical Repairs for Building Recertification**  
**Folio #: 30-4035-047-XXXX**

Dear Recipient,

To the best of my knowledge, based on the visual inspection of observable elements of the building electrical system, the building located at the above noted address is safe for continued occupancy while the electrical repairs are performed.

The Village at Dadeland Condominium Association must submit all necessary repairs documents and specifications to the Miami-Dade County Building Department within 180 days as described in the Miami-Dade County Building Safety Inspection requirements.

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 electrical system. 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. There was no destructive testing done at the building and none of the covered electrical conduits or wiring could be visually inspected.

Please contact me with any concerns at (305) 676-9888.

Respectfully,  
**Florin Florea, P.E.**  
**Electrical Engineer**

**O&S Associates, Inc. – Engineers & Architects**





**CERTIFICATION OF COMPLIANCE WITH PARKING LOT ILLUMINATION  
STANDARDS IN CHAPTER 8C-3 OF THE CODE OF MIAMI-DADE COUNTY**

Date: 5/22/2023

Case No. \_\_\_\_\_ FYear 2018

Property Address: 7440 SW 82nd St, Miami, FL 33143, Bldg. No.: N/A, Sq. Ft.: 5600

Folio Number: 30-4035-047-XXXX

Building Description: Association Club House.

1. I am a Florida registered professional ☒ engineer ☐ architect with an active license.
2. On, 20 22 Sept. at 9 ☐ AM ☒ PM, I measured the level of illumination in the parking lot(s) serving the above referenced building.
3. Maximum 13.30 foot candle  
Minimum 0.40 foot candle  
Maximum to Minimum Ratio 33.25 : 1, foot candle
4. The level of illumination provided in the parking lot ☐ meets ☒ does not meet the minimum standards for the occupancy classification of the building as established in Section 8C-3 of Miami-Dade County Code.



Digitally signed by Florin Florea  
Location: Hollywood, FL  
Contact Info:  
fflorea@oandsassociates.com  
Date: 2023.06.07 10:05:23-04'00'

Signature and Seal of Professional

Florin Florea, PE

Print Name Engineer or Architect



DEPARTMENT OF REGULATORY  
AND ECONOMIC RESOURCES

MINIMUM INSPECTION PROCEDURAL GUIDELINES  
FOR BUILDING ELECTRICAL RECERTIFICATION

INSPECTION COMMENCED

Date: 1/17/2022

INSPECTION COMPLETED

Date: 1/28/2022



INSPECTION MADE BY: FLORIN FLOREA P.E.

SIGNATURE:

PRINT NAME: FLORIN FLOREA P.E 91966 FLORIDA

TITLE: SR ELECTRICAL ENGINEER

ADDRESS: 2500 Hollywood Blvd, Suite 212

Hollywood, FL 33020

DESCRIPTION OF STRUCTURE

a. Name on Title: Village at Dadeland Condominium (Club House)

b. Street Address: 7440 SW 82nd St. Miami, Florida 33143

c. Legal Description: Village at Dadeland Condominiums

d. Owner's Name: Village at Dadeland Condominiums

e. Owner's Mailing Address: 7440 SW 82nd St. Miami, Florida 33143

f. Folio Number of Property on which Building is Located: 30-4035-047-XXXX

g. Building Code Occupancy Classification: Condominium, Residential

h. Present Use: Condominium, Residential

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

Additional Comments:

The building was built in 1968. Is a one story building comprised of concrete slab on compacted grade and stucco covered, cmu exterior load bearing wall. There are concrete tie beams along exterior walls up to the roof level. The roof is a sloped roof and comprised of timber trusses and plywood decking covered with a asphalt shingles.

There is a Main Electrical Room at the northeast corner of the building. The main service in the building is controlled by a main panel board contained within the electrical room. The main panel board switches controls power to the House Panels. The house panel serves common loads of the building and property.

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

**1. ELECTRIC SERVICE**

1. Size:            Amperage            ( ? )            Fuses            ( ☒ )            Breakers            (            )

2. Phase:            Three Phase            ( ? )            Single Phase            ( ? )

3. Condition:            Good            (            )            Fair            (            )            Needs Repair            ( ☒ )

Comments:    Main Power size, type, and phasing cannot be determined - Condition - Old with Rust

(1) Main Panel Board, (1) House Panel 'G' 120/240V AC 1 Phase 3 Wire - Condition - Old with Rust

(1) House Panel 'H' (1) Manager's Apt. Disconnect 100A 120/240V AC 1 Phase 3 Wire

**2. METER AND ELECTRIC ROOM**

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

Comments:    Most electrical equipment is old and has corrosion. All electrical equipment and branch circuits shall be clearly labeled and identified. No Storage permitted. Additional testing required.

**3. GUTTERS**

Location: Go            od            ( ☒ )            Requires Repair            (            )

Taps and Fill:            Good            (            )            Requires Repair            ( ☒ )

Comments:    Observed corrosion, requires maintenance.

#### 4. ELECTRICAL PANELS

Location:                      Good            (            )      Needs Repair            ( ☒ )

1. Panel #( Main )

Good            (            )      Needs Repair            ( ☒ )

2. Panel #( G )

Good            (            )      Needs Repair            ( ☒ )

3. Panel #( H )

Good            (            )      Needs Repair            ( ☒ )

4. Panel #( MGR )

Good            (            )      Needs Repair            ( ☒ )

5. Panel #( Pool )

Good            (            )      Needs Repair            ( ☒ )

Comments: All electrical panels are old and have corrosion. All panels are to be properly labeled with panel specifications and ratings. The disconnect switch serving the MGR's Apt is rusted and installed too high.

#### 5. BRANCH CIRCUITS:

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

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

Comments: All branch circuits must be clearly identified. Conductors not visible.

specifications and ratings. The disconnect switch serving the MGR's Apt is rusted and installed too high.

Breakers at panels are not set properly and are old and worn.

## 6. GROUNDING SERVICE:

Good ( ) Repairs Required ( ☒ )

Comments: Observed corrosion and/or section loss at the ground bars. We recommend that grounding resistance to be tested by an electrician and repaired/replaced.

## 7. GROUNDING OF EQUIPMENT:

Good ( ) Repairs Required ( ☒ )

Comments: Observed corrosion and/or possible section loss at the ground bars. We recommend that the grounding of equipment be replaced/repaired by an electrician.

## 8. SERVICE CONDUITS/RACEWAYS:

Good ( ) Repairs Required ( ☒ )

Comments: Corrosion observed on outlets, switches, junction boxes, and conduits, maintenance required.  
All open junction boxes to be closed.

## 9. SERVICE CONDUCTOR AND CABLES:

Good ( ) Repairs Required ( )

Comments: Service conductors and cables were concealed.

**10. TYPES OF WIRING METHODS:**

Conduit Raceways:	Good	(       )	Repairs Required	( <input checked="" type="checkbox"/> )
Conduit PVC:	Good	(       )	Repairs Required	(       )
NM Cable:	Good	(       )	Repairs Required	(       )
BX Cable:	Good	(       )	Repairs Required	(       )

**11. FEEDER CONDUCTORS:**

Good	(       )	Repairs Required	(       )
------	-----------	------------------	-----------

Comments: Feeder cables were concealed.

**12. EMERGENCY LIGHTING:**

Good	(       )	Repairs Required	( <input checked="" type="checkbox"/> )
------	-----------	------------------	---

Comments: No Emergency Lights

**13. BUILDING EGRESS ILLUMINATION:**

Good	( <input checked="" type="checkbox"/> )	Repairs Required	(       )
------	---	------------------	-----------

Comments:

**14. FIRE ALARM SYSTEM:**

Good ( ) Repairs Required ( )

Comments: No Fire Alarm Panel

**15. SMOKE DETECTORS:**

Good ( ) Repairs Required ( ☒ )

Comments: Missing smoke detectors in electric room.

**16. EXIT LIGHTS:**

Good ( ) Repairs Required ( ☒ )

Comments: No Exit Lights

**17. EMERGENCY GENERATOR:**

Good ( ) Repairs Required ( )

Comments: N/A



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

Require Additional

Go od ( ) Repairs Required ( )

Comments: Wiring was concealed

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

Require Additional

Go od ( ) Repairs Required ( ☒ )

Comments: Open parking areas have low illumination levels creating unsafe conditions and security concerns. Additional lighting is required to illuminate the parking walking surfaces for safety and security purposes. Parking light mounted on building is out - Repairs Required.

#### 20. SWIMMING POOL WIRING:

Go od ( ) Repairs Required ( ☒ )

Comments: Pool electrical equipment is old and has corrosion. Electrical panel to be replaced.  
No Lights in the room. All electrical components to be properly identified. Pool equipment is worn and has corrosion.

#### 21. WIRING TO MECHANICAL EQUIPMENT:

Go od ( ) Repairs Required ( ☒ )

Comments: 1. Mechanical Equipment - Repairs/Replacement Required at all oxidized electrical disconnect boxes, supports, and conduit. All disconnect switches are to be operable and inside electrical components rust free. 2. All Mechanical Equipment and Disconnect Switches to be properly identified.

## 22. ADDITIONAL COMMENTS:

- |   |
|---|
| 1. Not all outlets in pantry and Bathrooms are GFCI type - Repairs Required                       |
| 2. Bathroom outlets are not GFCI type, Repairs Required   |
| 3. Kitchen/Pantry outlets are not GFCI type, Repairs Required                                     |
| 4. Any outlets that have an open ground, neutral, or hot, are to be repaired.                     |
| 5. Several Electrical Panels have considerable oxidation and are to be replaced.                  |
| 6. Several Electrical Panels are missing labels and are not properly identified.                  |
| 7. Electrical Panel covers do not fit properly leaving lots of space around the circuit breakers. |
| 8. All Electric Panel covers to properly fit over circuit breakers boards.                        |
| 9. All open outlets, switches, and junction boxes are to be closed.                               |
| 10. Fire caulk all wall and ceiling penetrations at electric room.                                |
|   |
|   |

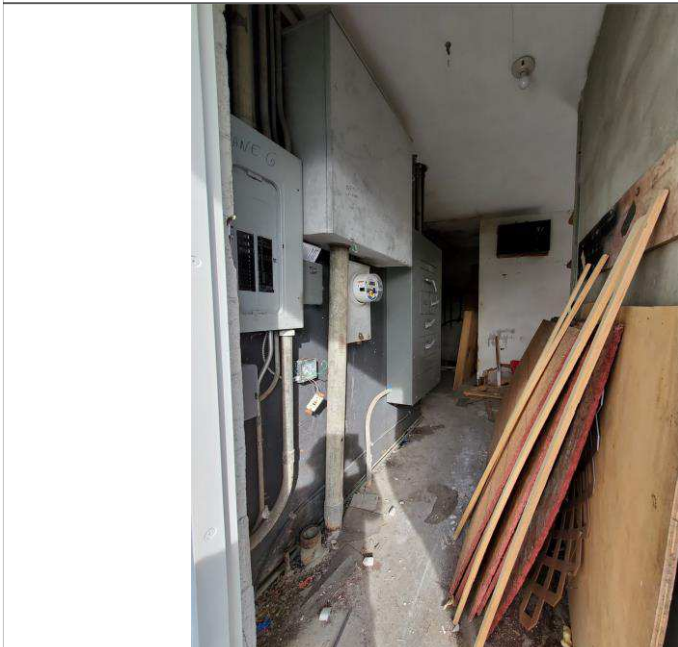
Photo 1 – Village at Dadeland Condominium Association



Existing Electrical Room - 1st FL  
No Storage Permitted

Building Number sign is missing.

Photo 2 – Village at Dadeland Condominium Association



Existing Electrical Room - 1<sup>st</sup> FL  
Main Switches, Meters, House  
Main Switch, Fire Alarm Panel,  
and Gutters.

No Storage Permitted

Photo 3 – Village at Dadeland Condominium Association



Existing Electrical Room - 1<sup>st</sup> FL  
Main Switches, Meters, House  
Main Switch, Fire Alarm Panel,  
and Gutters.

No Storage Permitted

Photo 4 – Village at Dadeland Condominium Association



Existing Electrical Room - 1st FL  
House Main Meter

Photo 5 – Village at Dadeland Condominium Association



Existing Electrical Room - 1st FL House Panel Board is a 50 year old electrical component.

Photo 6 – Village at Dadeland Condominium Association



Existing Electrical Room - 1st FL House Main Panel 'G' is a 50 year old electrical component.

GFCI outlet need to be properly secure to electrical box

Incomplete panel directory.

Photo 7 – Village at Dadeland Condominium Association



Existing Electrical Room - 1st FL  
House Main Panel 'H'  
is a 50 year old electrical  
component.

Old and oxidized panel.

Panel directory is missing.

Photo 8 – Village at Dadeland Condominium Association



Existing Electrical Room - 1st FL  
Manager's Apartment Main  
Disconnect is a 50 year old  
electrical component.

Corroded disconnect switch.



Photo 9 – Village at Dadeland Condominium Association



Existing Electrical Room - 1st FL

Corroded conduits, junction boxes, and outlets.

Open junction boxes.

Photo 10 – Village at Dadeland Condominium Association



Existing Electrical Room - 1st FL

Plumbing lines and valves contained within electrical room.

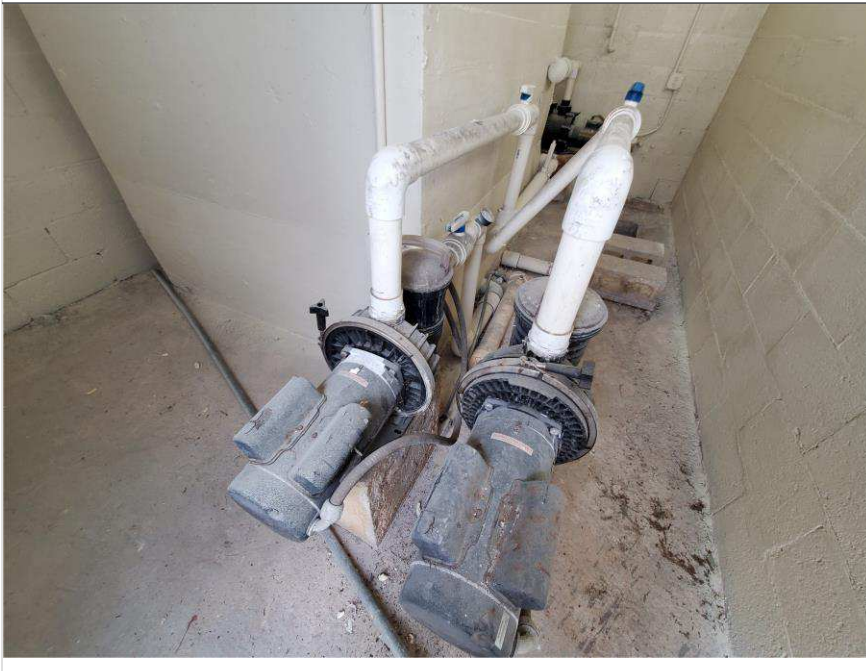
Photo 11 – Village at Dadeland Condominium Association



Main Pool - Pump Room -

Missing light fixture

Photo 12 – Village at Dadeland Condominium Association



Main Pool - Pump Room -

Old pumps with corrosion.



Photo 13 – Village at Dadeland Condominium Association



Main Pool - Pump Room -

Outlets are not GFCI type.

Photo 14 – Village at Dadeland Condominium Association



Main Pool - Pump Room -

Pool Electric Panel –  
Not properly identified.

Outlets are not GFCI type.

Photo 15 – Village at Dadeland Condominium Association



Main Pool - Pump Room -

Pool Electric Panel –  
Not properly identified.

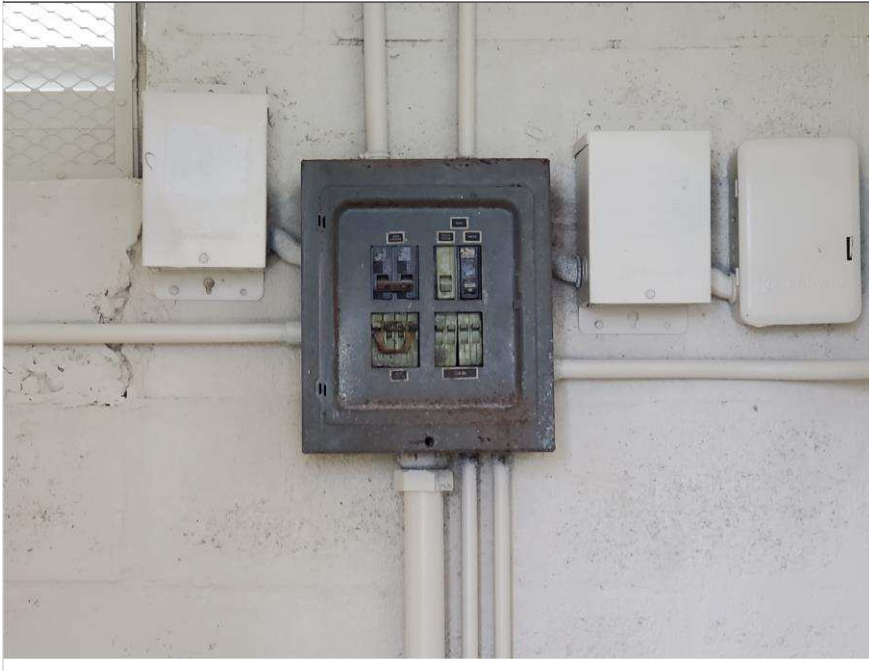
Photo 16 – Village at Dadeland Condominium Association



Pool #2 - Pump Room -

Old pumps with corrosion.

Photo 17 – Village at Dadeland Condominium Association



Pool #2 - Pump Room -

Pool Electric Panel –  
Not properly identified.

Old and corroded electrical  
component.

Photo 18 – Village at Dadeland Condominium Association



Pool #2 - Pump Room -

Missing light fixture.

Outlets are not GFCI type.



Photo 19 – Village at Dadeland Condominium Association



Clubhouse –  
Bathrooms/Showers

No Fire Alarm, Smoke Alarm, or  
Emergency Lights present.

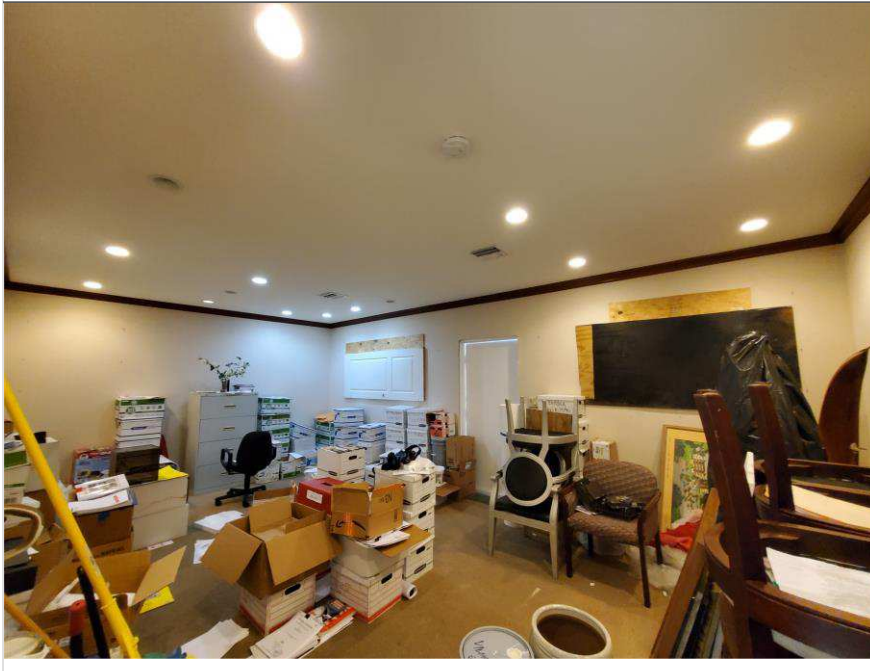
Photo 20 – Village at Dadeland Condominium Association



Clubhouse –  
Bathrooms/Showers

No Fire Alarm, Smoke Alarm, or  
Emergency Lights present.

Photo 21 – Village at Dadeland Condominium Association



Clubhouse – Meeting Rooms

No Fire Alarm or Emergency  
Lights present.

Photo 22 – Village at Dadeland Condominium Association



Clubhouse Parking -  
Poorly illuminated sidewalks &  
Parking Areas.