



02/22/2021

CITY OF MIAMI
Building Department

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

Property Address: **1915 BRICKELL AVE MIAMI, FL 33129**
Folio No. : **01-4139-031-0001 (Reference)**
Owner Name: **BRICKELL PLACE CONDO PHASE II**

Dear Building Official:


I, Roberto Barreiro, P.E. with registration in the State of Florida, having performed the required electrical inspection on the above referenced building on February 22, 2021, hereby attest to the best of my knowledge, belief and professional judgment, that based on the conditions observed on the date of the inspection, the subject building is:

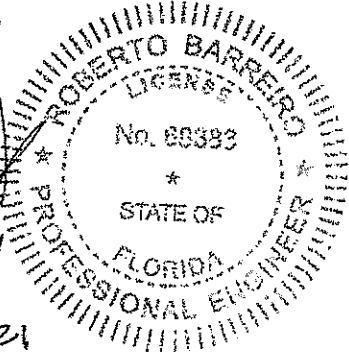
 Electrically safe for its use and present occupancy.

The electrical inspection report contains SEVEN (07) sheets written data including this one, all of them signed and sealed.

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

Sincerely,


02/22/21



Roberto Barreiro, PE
License No. 68383

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

MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR BUILDING'S ELECTRICAL RECERTIFICATION

CITY OF MIAMI, FLORIDA		BUILDING DEPARTMENT	
INSPECTION COMMENCED	INSPECTION MADE BY		
DATE: 10/16/2019	SIGNATURE: _____		
INSPECTION COMPLETED	PRINT NAME: ROBERTO BARREIRO PH:786-473-5813		
DATE: 02/22/2021	TITLE: PROFESSIONAL ENGINEER		
ADDRESS: 15053 SW 57 ST MIAMI, FL 33193			
a.	Name of Title: BRICKELL PLACE CONDO PHASE II		
b.	Street Address: 1915 BRICKELL AVE MIAMI, FL 33129		
c.	Legal Description: BRICKELL PLACE PHASE II BRICKELL PLACE PB 113-95 TRACT A LOT SIZE 279220 SQ FT		
d.	Owners Name: BRICKELL PLACE CONDO PHASE II		
e.	Owner's Mailing Address: 1915 BRICKELL AVE MIAMI, FL 33129 (MANAGEMENT OFFICE)		
f.	Building Official Folio Number: 01-4139-031-0001 (Reference)		
g.	Building Code Occupancy Classification: RESIDENTIAL GROUP R-2/ BUSINESS GROUP B		
h.	Present Use: FOUR-HUNDRED-ELEVEN APARTMENT UNITS/ TWELVE TOWNHOUSES AND FOURTEEN COMMERCIAL SPACES		
	General Description, Type of Construction, Size, Number of Stories, and Special Features: TWO BUILDINGS IN THE PROPERTY:		
i.	BUILDING ADDRESSED AS: 1915 BRICKELL AVE: EIGHTEEN STORY BUILDING, SLAB ON GRADE FOUNDATION, CBS WALLS, BUILT-UP ROOF.		
	BUILDING ADDRESSED AS: 1925 BRICKELL AVE: TWENTY-THREE STORY BUILDING, SLAB ON GRADE FOUNDATION, CBS WALLS, BUILT-UP ROOF.		
	Additional Comment: NONE.		

1. ELECTRIC SERVICE							
1. Size	MAIN "DPN-04" (480-277V)-BLDG 1915	Amp:	(200)	Fuses	(X)	Breakers	()
2. Phase			()	Three Phase	(X)	Single Phase	()
3. Condition:	Good		()	Fair	(X)	Needs Repair	()
4. Comments:							

MAIN "DPN-05" (ELECTRICAL ROOM AT LOBBY FLOOR--BLDG 1915): 800A/480-277V/3PH--FUSES. FAIR CONDITION.

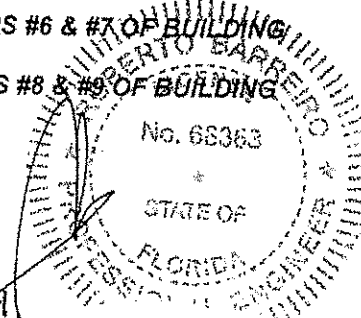
MDP (COOLING ROOM OF BUILDING 1915): 400A/480V/3PH--FUSES. FAIR CONDITION.

MAIN SWITCH LOCATED IN FLOOR #5 FEEDING RESIDENTIAL UNITS OF FLOORS #4 & #5 OF BUILDING 1915: 1200A/120-240V/1PH--BREAKER. FAIR CONDITION.

MAIN SWITCH LOCATED IN FLOOR #7 FEEDING RESIDENTIAL UNITS OF FLOORS #6 & #7 OF BUILDING 1915: 1200A/120-240V/1PH--BREAKER. FAIR CONDITION.

MAIN SWITCH LOCATED IN FLOOR #8 FEEDING RESIDENTIAL UNITS OF FLOORS #8 & #9 OF BUILDING 1915: 1200A/120-240V/1PH--BREAKER. FAIR CONDITION.

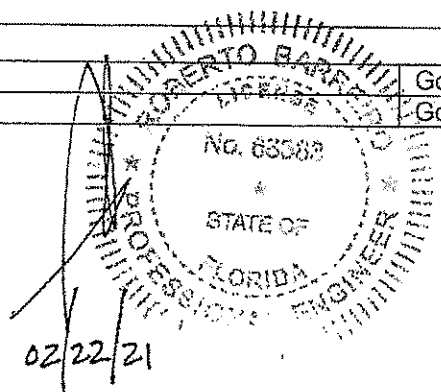
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- _ MAIN SWITCH LOCATED IN FLOOR #10 FEEDING RESIDENTIAL UNITS OF FLOOR #10 OF BUILDING 1915: 800A/120-240V/1PH—BREAKER. FAIR CONDITION.
- _ MAIN SWITCH LOCATED IN FLOOR #11 FEEDING RESIDENTIAL UNITS OF FLOORS #11 & #12 OF BUILDING 1915: 1200A/120-240V/1PH—BREAKER. FAIR CONDITION.
- _ MAIN SWITCH LOCATED IN FLOOR #14 FEEDING RESIDENTIAL UNITS OF FLOORS #14 & #15 OF BUILDING 1915: 1200A/120-240V/1PH—BREAKER. FAIR CONDITION.
- _ MAIN SWITCH LOCATED IN FLOOR #15 FEEDING RESIDENTIAL UNITS OF FLOOR #16 OF BUILDING 1915: 800A/120-240V/1PH—BREAKER. FAIR CONDITION.
- _ MAIN SWITCH LOCATED IN FLOOR #17 FEEDING PENTHOUSES OF BUILDING 1915: 1000A/120-240V/1PH—BREAKER. FAIR CONDITION.
- _ MAIN "DPN-01" (ELECTRICAL ROOM AT LOBBY FLOOR---BLDG 1925): 400A/480-277V/ 3PH—FUSES. FAIR CONDITION.
- _ MAIN "DPN-02" (ELECTRICAL ROOM AT LOBBY FLOOR---BLDG 1925): 400A/480-277V/ 3PH—FUSES. FAIR CONDITION.
- _ MAIN "DPN-03" (ELECTRICAL ROOM AT LOBBY FLOOR---BLDG 1925): 800A/480-277V/ 3PH—FUSES. FAIR CONDITION.
- _ MDP (COOLING ROOM OF BUILDING 1925): 400A/480V/3PH---FUSES. FAIR CONDITION.
- _ MAIN SWITCH AT REAR SIDE OF COVERED PARKING LOT FOR TOWNHOUSES AND DOCK: 1000A/120-240V/ 3PH---BREAKER. FAIR CONDITION.
- _ MAIN SWITCH LOCATED IN FLOOR #4 FEEDING RESIDENTIAL UNITS OF FLOORS #4 & #5 OF BUILDING 1925: 1200A/120-240V/1PH—BREAKER. FAIR CONDITION.
- _ MAIN SWITCH LOCATED IN FLOOR #6 FEEDING RESIDENTIAL UNITS OF FLOOR #6 OF BUILDING 1925: 800A/120-240V/1PH—BREAKER. FAIR CONDITION.
- _ MAIN SWITCH LOCATED IN FLOOR #7 FEEDING RESIDENTIAL UNITS OF FLOORS #7 & #8 OF BUILDING 1925: 1200A/120-240V/1PH—BREAKER. FAIR CONDITION.
- _ MAIN SWITCH LOCATED IN FLOOR #9 FEEDING RESIDENTIAL UNITS OF FLOOR #9 OF BUILDING 1925: 800A/120-240V/1PH—BREAKER. FAIR CONDITION.
- _ MAIN SWITCH LOCATED IN FLOOR #10 FEEDING RESIDENTIAL UNITS OF FLOORS #10 & #11 OF BUILDING 1925: 1200A/120-240V/1PH—BREAKER. FAIR CONDITION.
- _ MAIN SWITCH LOCATED IN FLOOR #12 FEEDING RESIDENTIAL UNITS OF FLOOR #12 OF BUILDING 1925: 800A/120-240V/1PH—BREAKER. FAIR CONDITION.
- _ MAIN SWITCH LOCATED IN FLOOR #14 FEEDING RESIDENTIAL UNITS OF FLOORS #14 & #15 OF BUILDING 1925: 1200A/120-240V/1PH—BREAKER. FAIR CONDITION.
- _ MAIN SWITCH LOCATED IN FLOOR #16 FEEDING RESIDENTIAL UNITS OF FLOOR #16 OF BUILDING 1925: 800A/120-240V/1PH—BREAKER. FAIR CONDITION.
- _ MAIN SWITCH LOCATED IN FLOOR #17 FEEDING RESIDENTIAL UNITS OF FLOORS #17 & #18 OF BUILDING 1925: 1200A/120-240V/1PH—BREAKER. FAIR CONDITION.
- _ MAIN SWITCH LOCATED IN FLOOR #19 FEEDING RESIDENTIAL UNITS OF FLOORS #19 OF BUILDING 1925: 800A/120-240V/1PH—BREAKER. FAIR CONDITION.
- _ MAIN SWITCH LOCATED IN FLOOR #20 FEEDING RESIDENTIAL UNITS OF FLOORS #20 & #21 OF BUILDING 1925: 1200A/120-240V/1PH—BREAKER. FAIR CONDITION.
- _ MAIN SWITCH LOCATED IN FLOOR #22 FEEDING PENTHOUSES OF BUILDING 1925: 1000A/120-240V/1PH—BREAKER. FAIR CONDITION.

2. METER AND ELECTRIC ROOM				
1. Clearance	Good	()	Fair	(X)
Requires Correction ()				
2. Comments: NONE.				

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



4. ELECTRICAL PANELS				
1. Panel # DPN04; DPN-05, P-04; P-05; P-06	Location: BLDG 1915—ELECTRICAL ROOM AT LOBBY FLOOR	Good	(X)	Needs Repair ()
2. Panel # LD; LXB	Location: BLDG 1915—ELECTRICAL ROOM AT FLOOR #10	Good	(X)	Needs Repair ()
3. Panel # LE; LXC	Location: BLDG 1915—COOLING ROOM AT ROOF	Good	(X)	Needs Repair ()
4. Panel # HXA; HA; LA	Location: BLDG 1915—ELECTRICAL ROOM AT FIRST FLOOR	Good	(X)	Needs Repair ()
5. Panel # 01; 02; 03	Location: BLDG 1925—ELECTRICAL ROOM AT FIRST FLOOR (GENERATOR ROOM)	Good	(X)	Needs Repair ()
6. Panel # A; H-A; B	Location: ELECTRICAL ROOM AT FIRST FLOOR—COVERED PARKING LOT	Good	(X)	Needs Repair ()
7. Panel # HXB; HB; LB	Location: BLDG 1925—ELECTRICAL ROOM AT FIRST FLOOR	Good	(X)	Needs Repair ()
8. Panel # DOCK	Location: ELECTRICAL ROOM AT REAR SIDE OF COVERED PARKING LOT	Good	(X)	Needs Repair ()
9. Panel # 1; 2	Location: BLDG 1925—COOLING ROOM AT ROOF	Good	(X)	Needs Repair ()
10. Panel # LH	Location: BLDG 1925—ELECTRICAL ROOM AT FLOOR #12	Good	(X)	Needs Repair ()

5. Comments: NONE.

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

3. Comments: NONE.

6. GROUNDING OF SERVICE				
Condition:	Good	(X)	Repairs Required	()

Comments: NONE.

7. GROUNDING OF EQUIPMENT				
Condition:	Good	(X)	Repairs Required	()

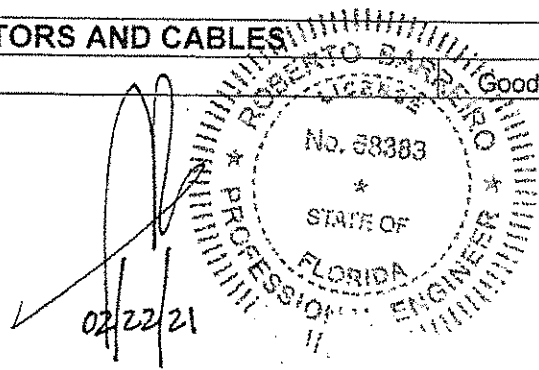
Comments: NONE.

8. SERVICE CONDUITS/RACEWAYS				
Condition:	Good	(X)	Repairs Required	

Comments: NONE.

9. SERVICE CONDUCTORS AND CABLES				
Condition:	Good	(X)	Repairs Required	()

Comments: NONE.



10. TYPES OF WIRING METHODS				
Condition:				
Conduit Raceways: <i>RMC, EMT</i>	Good	(X)	Repairs Required	()
Conduit PVC:	Good	(X)	Repairs Required	()
NM Cable	Good	()	Repairs Required	()
BX Cable	Good	()	Repairs Required	()

Comments: *NONE.*

11. FEEDER CONDUCTORS				
Condition:	Good	(X)	Repairs Required	()

Comments: *NONE.*

12. EMERGENCY LIGHTING				
Condition:	Good	(X)	Repairs Required	()

Comments: *EMERGENCY LIGHTING IS PROVIDED BY EMERGENCY GENERATOR COVERING ALL COMMON AREAS OF THE BUILDINGS.*

13. BUILDING EGRESS ILLUMINATION				
Condition:	Good	(X)	Repairs Required	()

Comments: *NONE.*

14. FIRE ALARM SYSTEM				
Condition:	Good	(X)	Repairs Required	()

Comments: *"NOTIFIER" FIRE LARM SYSTEMS INSTALLED IN EACH BUILDING WITH ANNUAL INSPECTION PASSED ON NOVEMBER, 2020.*

15. SMOKE DETECTORS				
Condition:	Good	(X)	Repairs Required	()

Comments: *SMOKE DETECTORS INSTALLED INSIDE RESIDENTIAL UNITS WERE FUNCTIONING PROPERLY AT THE TIME OF THE INSPECTION.*

16. EXIT LIGHTS				
Condition:	Good	(X)	Repairs Required	()

Comments: *EXIT LIGHTS FUNCTIONING AT THE TIME OF THE INSPECTION.*

17. EMERGENCY GENERATOR				
Condition:	Good	(X)	Repairs Required	()

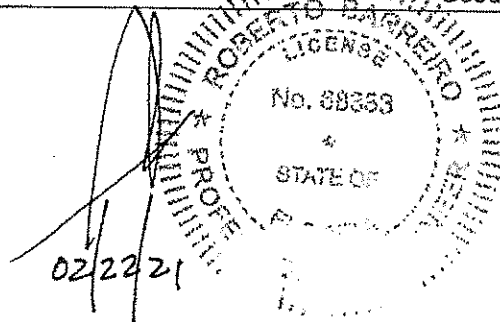
Comments: *"CUMMINS" EMERGENCY GENERATOR INSTALLED IN FIRST FLOOR OF BUILDING #1925 IS FEEDING ALL COMMON AREAS OF THE PROPERTY.*

18. WIRING IN OPEN OR UNDERCOVER PARKING GARAGE AREAS				
Condition:	Good	(X)	Repairs Required	()

Comments: *NONE.*

19. OPEN OR UNDERCOVER PARKING SURFACE AND SECURITY LIGHTING				
Condition:	Good	(X)	Illumination required	()

Comments: *NONE.*



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

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

22. GENERAL ADDITIONAL COMMENTS

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

02/22/21