

NAVAMA INC.
Consulting Engineering

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September 23rd, 2010

TO: Miami-Dade Co. Building and Neighborhood
Compliance Department
11805 S.W. 26th Street
Miami, Florida 33175-2474

JOB ADDRESS: 14415 S.W. 158th Street
Miami, Florida 33177

AS-BUILT CERTIFICATE

As per my inspection of the residence at the subject address above, in relation to the building department violations in Case No. 20090129790b, my evaluation of the existing conditions, and the plans submitted to legalize the items without permits, to modify as required for the Florida Building Code 2007 compliance, I state the following:

1. The conversion of the Garage into a studio is proposed to be modified to connect the interior bedroom and bathroom with the main house, removing the exterior door and to be replaced with 8" CBS block construction, and legalizing the window at the location of the original garage door. The window complies with current N.O.A. requirements. A new shutter is proposed to be installed for impact resistance compliance at the installed window. Furthermore, we are proposing to add #5 tie-downs at a max. spacing of 30" o.c. as shown in the Elevation and Partial Floor Plan in sheet A-4, and in new Section 3/S-1. Two #5 tie-downs are proposed for the new block up at the existing exterior door to be removed.
2. The installed glass blocks in the original garage area, facing West, 60"x16", complies with the code and is proposed to remain as-is.
3. The water heater is proposed to be removed from the rear of the house, to be replaced with a Titan tank-less water heater with the necessary modifications. An exterior enclosure at this location has been removed.
4. The exterior structure on the East side of the residence with an exterior door has been removed. Another exterior wall enclosure is proposed to be built at the same area, to enclose the washer and dryer, and to leave them at the same location where they moved to. A new pair of French doors is proposed to comply with the code requirements. This new enclosure is proposed to have a new 24"x16" concrete footing, as shown in sheets A-2, A-4, and S-1. Also, the proposed attachment of the starter 2"x6" wood studs to the existing 8" CBS wall is also shown in sheet S-1.

The plans are submitted to reflect the scope of work described. The only new partition that is proposed to be built is at the East side, and the exterior door at the studio is proposed to be removed and replaced with concrete blocks. All other items are interior that allowed me to make visual inspections as necessary.

Sincerely,


Date Time Stamp

9/23/2010 12:38:19 PM
Carlos Navarro, P.E., S.I.

Disp. Trade Stamp Name

N/A STRU As Built Certificate

Miami Dade County Building Department

0000605785

as-built certificate.pdf

Examiner

Jeanne Clarke