

FLORIDA THRESHOLD INSPECTIONS

A Guide for Property Managers and Building Owners

In Florida, a threshold building is one that is greater than three stories or 50 feet in height, or has a large assembly occupancy as defined by law



WHEN DO YOU NEED A THRESHOLD INSPECTION

Any Threshold Building undergoing repair modifications require a Threshold Inspection.



PREPARE FOR INSPECTION

Inspection planning happens before work starts. For threshold buildings, the structural inspection plan is developed as part of the design phase.



COORDINATE EARLY

Bring in the right professionals. Early coordination with the design team, contractor, and Special Inspector helps clarify inspection requirements before permit and construction.



KEEP THE PROJECT MOVING

Avoid surprises during construction. Clear planning can help reduce permit issues, project delays, and last-minute changes.

Important Note For Florida Clients:

Projects involving the replacement of windows and doors in threshold buildings also require threshold inspections. We offer a separate guide focused specifically on that topic.



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THRESHOLD INSPECTION READINESS CHECKLIST

For Property Managers and Building Owners

Review the project scope

- ☐ Determine if the project involves the repair, restoration, or replacement of structural components
- ☐ Determine whether structural elements may be affected
- ☐ Determine if the project will require threshold inspections per Florida Building Code

Gather documents

- ☐ Previous engineering or structural inspection reports
- ☐ Repair and restoration history
- ☐ Waterproofing, concrete, balcony, and façade work records
- ☐ Original drawings, permits, and related documents
- ☐ Maintenance records for structural and exterior elements

Coordinate the team

- ☐ Confirm roles between the owner, property manager, contractor, design team, and Special Inspector
- ☐ Discuss inspection expectations before permit submission
- ☐ Involve the Special Inspector from the beginning of the project

Plan ahead

- ☐ Build time into the schedule for review and inspections
- ☐ Prepare for documentation requests
- ☐ Communicate early with boards, ownership groups, or decision-makers
- ☐ Ask whether a separate review is needed for the window and door replacement projects

Not sure whether your building or project may trigger threshold inspection requirements?

Biller Reinhardt Engineering Group can help you review your property and project scope. Call us today!

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